



# 144211 338 Avenue Rural Foothills County Alberta

\$2,550,000

What more could you ask for? Rustic Elegance, on own 58 acre Cattle and Horse Ranch, with Three Point Creek just a few meters from the west boundary, and only 20 min SW of Calgary. That's right. Deep in the heart of the rolling foothills of Millarville, sits this beautiful river valley ranch with stunning views, from this over the top, custom made, 3868 sq. ft, executive home with an oversized attached double garage. Does everyone like to be in your kitchen? Well, there is lots of room in this wide open country kitchen, with rustic featured cupboards, 2 farm sinks, high end appliances, all opening up into a family sized living room. The floor to ceiling real rock wood fireplace, sets the mood for the after-dinner drinks or just to take the chill off the evening, after great day on the ranch or playing in the creek. The living space is bright, with plenty of large wooden windows, bringing the park like view inside to you, or relax under the large covered verandas of the garden courtyard with nothing but the sound of the water featured rocks and nature surrounding you. Looking to get away? Escape to your own private sanctuary of the master bedroom with 2 well organized walk-in closets , 5 pc ensuite, adobe stucco interior and a large crackling wood fireplace to drift away beside. Huge office and laundry round out the main floor of this amazing country oasis. Upstairs you will find a 4 pc main bath, 3 large bedrooms (2 with sinks and one with a claw tub). For the family member with the green thumb, enjoy your time, in the immaculately kept flower gardens throughout the park like yard or the oversized green house as a weather safe garden for your home grown veggies. Across the yard is the heated shop, attached to a cozy, 1109 sq ft legal suite, complete with full kitchen, real wood stove, 2 bedrooms, laundry room and mudroom. Perfect for family members or visiting gue...

2pc Bathroom 11.58 Ft x 7.33 Ft

4pc Bathroom 8.33 Ft x 8.08 Ft

Bedroom 13.08 Ft x 10.25 Ft

Bedroom 15.17 Ft x 12.50 Ft

5pc Bathroom 12.67 Ft x 9.83 Ft

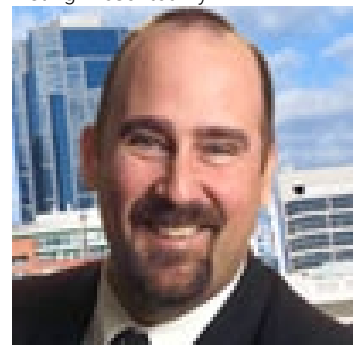
Foyer 9.08 Ft x 9.08 Ft

Kitchen 20.50 Ft x 29.50 Ft

Laundry room 16.58 Ft x 9.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX Realty Professionals**

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Bedroom 13.08 Ft x 14.33 Ft

Den 8.33 Ft x 5.58 Ft

Storage 17.83 Ft x 7.92 Ft

2pc Bathroom 7.00 Ft x 4.67 Ft

Living room 20.33 Ft x 21.92 Ft

Office 16.33 Ft x 13.42 Ft

Primary Bedroom 24.25 Ft x 27.25 Ft