



# 224035 318 Avenue Rural Foothills County Alberta

\$1,795,000

With over 8,500 sq. ft of heated, developed space (3000 sq ft main; 3800 sq. ft. lower; 1800 sq. ft of attached garages) and set on an exquisite 3.41 acre lot nestled within the idyllic Millarville Ridge community, this hillside bungalow is the epitome of refined living, offering spectacular panoramic views of MOUNTAIN RANGES, rolling foothills and valley. Custom-built with ICF from foundation to rafters, this property features concrete floors with in-floor heating throughout, as well as an impressive twin boiler and HRV system—just some of the specialized features you'll appreciate. The home's living space spans an impressive 6810 sq ft and is graced with European influence. Enter the home's spacious foyer where a double sided gas fireplace invites you into a delightful living room accented by panoramic windows. For the culinary enthusiast, the kitchen is fully equipped with stainless steel KitchenAid appliances, including a built-in combination microwave / wall oven as well as a JennAir gas stovetop. Enjoy a casual breakfast and morning coffee in the cozy breakfast nook and when hosting those big holiday feasts, you'll love gathering in the adjoining dining room where you'll find plenty of room to seat the whole family. The master suite stands as a private retreat with a custom crafted wardrobe and direct access to a sprawling south-facing deck. The luxurious 6 piece ensuite features double sinks and an inviting deep soaker tub, perfect for unwinding after a long day. A conveniently located main floor laundry/mud room provides direct outdoor access, ample storage and a powder room. Heading downstairs, the lower level boasts a massive family / rec room where the whole family can gather for movie night or a friendly game of pool. 3 large, bright bedrooms, one with garden door access to the patio, all deliver outstanding views. There is potential for this home to ...

Recreational, Games room 16.75 Ft x 22.50 Ft  
Family room 16.00 Ft x 19.50 Ft  
Bedroom 11.67 Ft x 19.75 Ft  
Bedroom 13.17 Ft x 16.50 Ft

Dining room 13.00 Ft x 16.67 Ft  
Other 15.00 Ft x 19.33 Ft  
Den 13.00 Ft x 16.67 Ft  
Laundry room 6.83 Ft x 15.25 Ft

Listing Presented By:



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Century 21 Foothills Real Estate

<http://katrinawarkman.com/>

**RE/MAX Realty Professionals**

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Bedroom 12.83 Ft x 16.50 Ft

Exercise room 20.58 Ft x 29.58 Ft

6pc Bathroom Measurements not available

Living room 18.06 Ft x 21.83 Ft

Primary Bedroom 15.25 Ft x 31.00 Ft

6pc Bathroom Measurements not available

2pc Bathroom Measurements not available

1pc Bathroom Measurements not available