



288140 Parkins Road Rural Foothills County Alberta

\$1,395,000

Discover your dream ranch on 18 acres of picturesque land. Located just 10 minutes West of the desirable hamlet of Millarville, this home has everything you want! First you have an almost 3,200 sq ft SHOP with 6" concrete floors, a 14ft overhead door, and 16ft ceiling so you can fit all your equipment. A heated workshop makes it easy to spend your time in here, especially with the attached almost 1,800 sq ft BARN that could fit up to 10 stalls, also with concrete floors! Moving to the perfectly situated WALKOUT bungalow, you'll step inside to vaulted ceilings opening up the foyer to the living room. This bright open kitchen features QUARTZ counters, newer white appliances, walk-through pantry, and a lovely dining area that overlooks the valley and mountains. You also have access from here to your front porch providing a serene and beautiful setting for relaxation. The master bedroom is a retreat, complete with a walk-in closet, 5-piece ensuite, and access to the front porch. A second huge bedroom, office, half bath and laundry off the mudroom finishes off the main level. The TRIPLE attached garage has epoxy floors complete with in floor heat. This walkout basement, also equipped with IN-FLOOR heating, offers additional living space and easy access to the outdoors. Here you have 9 ft ceilings, the huge third bedroom, large family room with wood burning stove, 4-piece bathroom, and the kitchenette area; perfect for entertaining guests! You'll have an abundance of water with TWO WELLS (house, hydrant, and waterer on one, barn and three more waters on the second) plus a few ponds to enjoy around the property. This setup is perfect for rotating your animals to all the different pastures for easy management. The 40x40 hay shed can fit over 100 round bales or plenty of more storage. If you're wanting to reduce grocery costs, here you have a large fully fenc...

4pc Bathroom 11.42 Ft x 5.33 Ft

Other 10.25 Ft x 14.58 Ft

Bedroom 21.67 Ft x 17.58 Ft

Family room 24.92 Ft x 24.92 Ft

Bedroom 10.33 Ft x 12.42 Ft

Dining room 13.75 Ft x 10.92 Ft

Foyer 7.08 Ft x 7.08 Ft

Kitchen 13.75 Ft x 13.58 Ft

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Listing Presented By:



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RE/MAX Realty Professionals

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Recreational, Games room 16.83 Ft x 25.42 Ft

Storage 3.75 Ft x 5.83 Ft

Furnace 9.83 Ft x 11.92 Ft

2pc Bathroom 7.17 Ft x 6.50 Ft

5pc Bathroom 14.42 Ft x 7.00 Ft

Living room 19.08 Ft x 15.25 Ft

Other 7.92 Ft x 6.25 Ft

Office 10.00 Ft x 13.83 Ft

Primary Bedroom 18.83 Ft x 17.42 Ft

Other 5.92 Ft x 12.17 Ft