



322110 304 Street Rural Foothills County Alberta

\$2,299,900

Welcome to your dream retreat nestled in the breathtaking Foothills close to Calgary and 5 minutes from Millarville. This stunning Barndominium-style home offers unparalleled luxury and versatility on 27.5 acres of rolling hills and lush treed property, with a dramatic Rocky Mountain backdrop. Spanning two spacious levels, this multi-family residence boasts 7 bedrooms and 5 bathrooms, ideal for extended family living or investment opportunities. There's an assumable mortgage at a great rate of 1.99% until May 2026 for approximately \$1.2 Million of the purchase price. Enjoy the convenience of shared laundry facilities complete with a shower and urinal by the Pool area so you can shower up and throw your wet Swimsuits and Towels into the Washer/Dryer. The heart of this home is the Gourmet kitchens on each side with luxury finishes, soaring ceilings, and big picture windows that frame the natural beauty outside. Gather around the huge floor-to-ceiling mantles encased around the gas fireplaces, or entertain effortlessly in the open-concept living spaces adorned with glorious chandeliers. Luxuriate in the 14 by 34 foot indoor pool area featuring humidity control vents, Bar Station with Kegerator Draft Tap and Big Screen TV with Stereo to pump your Favorite tunes. This massive Home is complemented by radiant heated floors and Dual forced air furnaces (one for each side), plus added Insulation in the Walls and Ceiling for year-round comfort. On those Hot Summer days you can enjoy the cooling comforts of Air Conditioning or take a dip in the Pool. A loft area offers recreation and gaming potential, or a place to kick back and relax. Outside, discover an entertainer's paradise with a gigantic fire pit, multiple decks, and patios overlooking the expansive landscape. Take a spin on the Quad, Gator or Dirt Bikes through the trees and pathways around the Acreage. For the Equest...

- 4pc Bathroom 2.77 M x 3.81 M
- 4pc Bathroom 1.50 M x 3.00 M
- 5pc Bathroom 2.49 M x 2.36 M
- 5pc Bathroom 2.84 M x 3.51 M

- Other 19.03 M x 7.77 M
- Kitchen 4.29 M x 4.70 M
- Kitchen 3.53 M x 4.14 M
- Living room 7.95 M x 5.26 M

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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5pc Bathroom 3.00 M x 3.61 M
Bedroom 3.35 M x 4.12 M
Bedroom 3.07 M x 4.14 M
Bedroom 3.18 M x 3.56 M
Dining room 4.42 M x 2.64 M
Dining room 4.85 M x 2.82 M

Living room 7.85 M x 4.88 M
Primary Bedroom 4.65 M x 5.33 M
Primary Bedroom 5.79 M x 4.62 M
Furnace 3.53 M x 3.05 M
Bedroom 4.65 M x 3.38 M