

**100, 80054 226 Avenue W**  
**Rural Foothills County, Alberta**

**MLS # A2206623**



**\$2,650,000**

|                    |                                                |                   |                                                        |
|--------------------|------------------------------------------------|-------------------|--------------------------------------------------------|
| <b>Heating:</b>    | Baseboard, Fan Coil, In Floor, Natural Gas     | <b>Water:</b>     | Well                                                   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                 | <b>Sewer:</b>     | Septic Field, Septic Tank                              |
| <b>Roof:</b>       | Concrete, Tile                                 | <b>Condo Fee:</b> | -                                                      |
| <b>Basement:</b>   | Full                                           | <b>LLD:</b>       | 7-22-1-W5                                              |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame                      | <b>Zoning:</b>    | CR                                                     |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | Electricity Paid For, Heating Paid For, Phone Paid For |
| <b>Features:</b>   | High Ceilings, No Animal Home, No Smoking Home |                   |                                                        |
| <b>Inclusions:</b> | Light Fixtures, Storage Shed                   |                   |                                                        |

An exceptional opportunity to own nearly 20 acres just minutes from SW Calgary, Spruce Meadows, and the SW Ring Road, with breathtaking mountain views and room to grow. This property offers a rare combination of peaceful rural living, horse-ready infrastructure, and future development potential (subject to MD approval for subdivision). Ideal for equestrian enthusiasts, the land is cross-fenced into three separate pastures and includes a horse shelter, with plenty of space to expand. The custom-built walkout bungalow offers nearly 3900 square feet on the main floor and features 4 bedrooms, 3.5 bathrooms, a gourmet kitchen, curved staircase, vaulted ceilings, skylights, and 3 fireplaces—an elegant, spacious home designed for comfort and entertaining. Enjoy the convenience of a heated triple-attached garage plus a separate 3-car detached garage, ideal for vehicles, a workshop, or potential conversion into a barn. The walkout lower level is partially finished and offers flexible space, including the option to develop a self-contained living space. Whether you're seeking space for horses, investment potential, or simply a private retreat close to the city, this unique property delivers incredible value and versatility. Don't miss this chance to own in the foothills with views, privacy, and potential.