

\$1,795,000 - 176014 166 Avenue W, Rural Foothills County

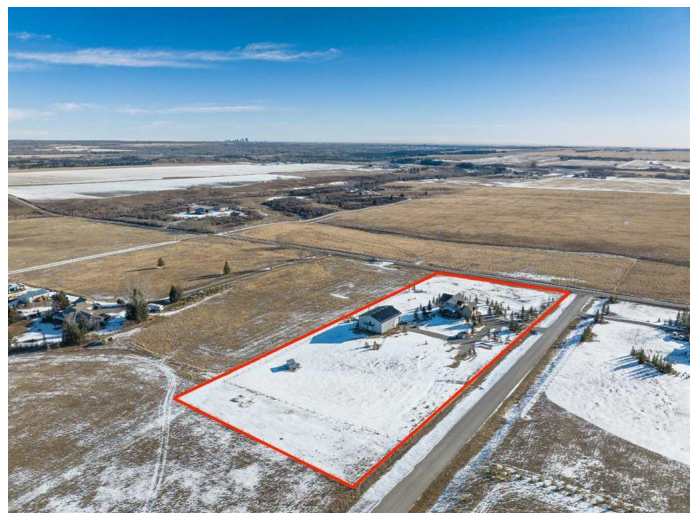
MLS® #A2201154

\$1,795,000

5 Bedroom, 5.00 Bathroom, 2,333 sqft
Residential on 5.07 Acres

NONE, Rural Foothills County, Alberta

Nestled on 5.07 ACRES of serene land w/BREATHTAKING MOUNTAIN VIEWS, this 2-storey HOME offers 3347 sq ft of developed space, featuring 5 bedrooms, 3 ½ bathrooms, a 3903 Sq Ft SHOP with a commercial car wash, drive-through bay, a mezzanine incl/Game room, gym, + a private balcony. A WELCOME front porch leads into the bright foyer. The main floor is designed for effortless entertaining with an elegant living room showcasing a beautiful 2-way gas fireplace w/stone overlay, which separates the dining room—ideal for hosting guests. The sleek, modern kitchen is a culinary dream incl/White Cabinetry, a White Stone Backsplash, White Appliances, + Stunning GRANITE Countertops. It also features a dedicated coffee station incl/Bar Fridge, a Pantry, + a Breakfast Island. A door leads out to the covered deck, perfect for enjoying outdoor meals while taking in the MOUNTAIN VIEWS. Additionally, a Mud room by the garage door, a Den/Office area provides a quiet retreat for work or study, + a 2 pc bath. The upper floor has the SPACIOUS Primary bedroom incl/Walk-In Closet w/BUILT-IN Shelving + a luxurious 5 pc EN-SUITE featuring Dual sinks, a Jetted Tub, + a Standing Glass Shower. There are 3 more GENEROUSLY sized bedrooms, a 4 pc bath, + a laundry room. The basement is fully finished made for extra living space or a



QUIET RETREAT incl/Recreation room, a cozy Family room, a 3 pc bathroom, + the 5th HUGE bedroom. The deck is for lounging on while reading a book or have FAMILY/FRIENDS come over, + a hot tub deck to look up at the starry night. For those in need of space for work, play, or storage, the MASSIVE 3903 Sq Ft shop is a dream come true. The shop has 2 storage rooms, a drive-through bay, + a mezzanine incl/recreation/games area, a gym, + a 2 pc bath. Whether you need room for equipment, vehicles, or hobbies, this shop offers endless possibilities. The shop is also fully equipped incl/high-end features to make your workspace as efficient as possible. It includes a commercial car wash system w/hot water, as well as a separate spotless rinse system. This setup allows you to wash vehicles or equipment professionally, providing a clean finish without water spots. For automotive enthusiasts, the shop is also equipped with a 4-post lift, making it easier to work on vehicles or store them securely off the ground. Additionally, the shop includes a dry pit for drainage water from the shop, which is separate from the septic tank, ensuring proper drainage, + waste management. This feature is an essential component for any serious workshop or garage, ensuring that water runoff does not create any mess or potential issues w/septic systems. Outside, the property is equipped with a chicken coop, a chicken run, an animal run, + a shed for extra storage, making it perfect for those w/Passion for Animals or Gardening. An easy 10 min commute to Calgary, 10 min to Costco, + 10 min to South Calgary Health Centre, + 20 min to Okotoks. BOOK your showing TODAY!

Built in 2008

Essential Information

MLS® #	A2201154
Price	\$1,795,000
Bedrooms	5
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,333
Acres	5.07
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	176014 166 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 0Z7

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected
Parking Spaces	25
Parking	Double Garage Attached, Garage Faces Front, Heated Garage, Insulated, Oversized, RV Access/Parking
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Crown Molding
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Range Hood, Refrigerator, Washer, Gas Oven
Heating	High Efficiency, In Floor, Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Decorative, Double Sided, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Private Entrance, Private Yard, Rain Gutters, RV Hookup, Storage
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Private, Views
Roof	Asphalt
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 15th, 2025
Days on Market	15
Zoning	CR

Listing Details

Listing Office	RE/MAX House of Real Estate
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