

**338172 224 Street W**  
**Rural Foothills County, Alberta**

**MLS # A2300068**



**\$1,699,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	3,162 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	5.67 Acres		
<b>Lot Feat:</b>	Low Maintenance Landscape, Many Trees, Private, Secluded, Treed		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	35-20-3-W5
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, Dry Bar, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s), Wood Windows

**Inclusions:** Built-in coffee maker, Built-in steamer, 2nd Refrigerator, 2nd Dishwasher, 17' Swim Spa

Discover unmatched privacy and refined country living on this exceptional 5.67-acre property in Millarville. Surrounded by mature birch and evergreens, the fully treed setting features a tranquil pond, expansive outdoor living spaces, and a beautifully upgraded partial walk-out bungalow with triple oversized heated attached garage a 3-bay heated shop. Thoughtfully built with above-average construction standards, the home showcases a “on-center floor system incorporating engineered trusses and joists, paired with “tongue-and-groove plywood subflooring that is glued and screwed for a solid, quiet feel. The building envelope is equally impressive, featuring a “EPS insulated wall system, R40 ceiling insulation, and double batt insulation in the main floor ceiling—delivering enhanced energy efficiency, sound control, and year-round comfort rarely found in homes of this era. The stone-coated metal roofing offers a long lifespan and durable finish that is highly resistant to wind, fire and hail. The main level welcomes you with soaring “vaulted ceilings, five skylights, and an open-concept layout filled with natural light. Hardwood and luxury vinyl plank flooring flow throughout, while a spacious front office with French doors and custom built-ins offers the ideal work-from-home setup. A well-designed mudroom includes laundry, a dog wash, and additional firdge. The chef-inspired kitchen is truly the heart of the home, featuring granite countertops, a large island with prep sink, and an impressive appliance package including double ovens, warming drawer, steamer, espresso machine, and gas cooktop. The adjacent living and dining areas are framed by dramatic floor-to-ceiling windows, a wood-burning fireplace with custom built-ins, and a built-in hutch with a second dishwasher (dining area)—perfect for

hosting. The north wing offers two generous bedrooms, a full bathroom, and a private primary retreat complete with deck access and a spa-inspired 5-piece ensuite featuring a soaker tub, oversized shower, and dual vanities. The fully developed lower level (over 2,800 sq ft) expands your living space with a large family room, games area with built-ins, 2 additional bedrooms, a full bath, hobby room, flex spaces, and walk-out access—ideal for multi-generational living or entertaining. Step outside to over 1,200 sq ft of decking, where you can take in the peaceful surroundings or relax year-round in the stunning 17’ swim spa with pergola. A firepit area and private yard provide endless opportunities for outdoor enjoyment. For tradespeople, hobbyists, or collectors, the 3,294 sq ft heated shop is a standout feature—offering three bays with concrete floors, overhead doors, and independent gas heating systems. All of this, just 6 minutes to Diamond Valley, 20 minutes from Calgary and Okotoks, this property offers the perfect combination of seclusion, space, and convenience.