

**200, 290108 Parkins Road W  
Rural Foothills County, Alberta**

**MLS # A2318902**



**\$1,695,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,274 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	10.58 Acres		
<b>Lot Feat:</b>	Garden, Landscaped, Treed, Views		

<b>Heating:</b>	Boiler, In Floor, Hot Water, Natural Gas, Radiant	<b>Water:</b>	Well
<b>Floors:</b>	Cork, Hardwood, Slate, Vinyl	<b>Sewer:</b>	Mound Septic, Septic Tank
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	13-21-4-W5
<b>Exterior:</b>	Straw, Stucco, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Sauna, Wood Windows		

**Inclusions:** basement armoire, basement fridge, basement electric stove, basement hood fan, solar panels for well, garage heater, sauna, chicken coop, shed, gazebo shed, greenhouse, starlink, cell boosters, 3rd fridge in laundry room, car tent, extra fence posts and rails and wire for yard, firewood in the shed, horse shelter, horse waterer

Country Living Re-imagined near Millarville and Bragg Creek! Set amidst mature spruce and aspen forest with breathtaking mountain views stretching from every south-facing window, this extraordinary, original owner, acreage offers a rare blend of sustainable design, modern comfort, and rural self-sufficiency. Thoughtfully crafted and extensively updated, this one-of-a-kind flax strawbale home delivers exceptional energy efficiency, remarkable structural integrity, and a lifestyle deeply connected to nature. Designed with engineered precision and built well beyond conventional standards, the home features impressive insulation values, radiant in-floor heating, and a solid construction that creates a quiet, comfortable living environment in every season. Sunlight pours through expansive windows, illuminating warm and inviting living spaces accented by timeless character details including antique stained glass sidelights, a vintage French metal railing, and an elegant antique chandelier. At the heart of the home, the beautifully renovated kitchen blends style and function with quartz countertops, stainless steel appliances, a Jenn Air 5-burner natural gas stove, Meile dishwasher, plus a custom stained glass kitchen pantry cabinet. The primary bedroom features a luxurious ensuite featuring a pebble-tiled shower, newly refinished claw foot bath tub, new fixtures, vanity, and designer finishes. Recent improvements throughout the property include a 50 year Euroshield rubber roof, a new front entry door, updated basement development, renovated laundry area, and a fully equipped separate living space in the basement, offering flexibility for guests, family, or supplemental income. Outside, the lifestyle opportunities are endless. Relax in the cedar barrel wood-fired sauna, or gather around the fire while surrounded by your own private forest. Established gardens, and

mature landscaping provide homegrown produce including currants, haskaps, sea buckthorn berries, sour cherries, hawthorn, herbs, and productive vegetable gardens in addition to a greenhouse. The property is exceptionally well equipped for equestrians and hobby farmers with multiple fenced paddocks, horse shelter, heated livestock waterer, insulated chicken coop, and tractor shed. Live a more sustainable lifestyle while remaining connected to modern conveniences, such as the solar-powered well, a Tesla charger and high-efficiency Viessmann boiler system. The impressive heated 23' x 23' garage is a dream workspace, 220 Amp service, featuring hot and cold water, Reznor Gas Heater with the option of connecting the garage slab to a boiler system. Whether your vision includes gardening, horses, homesteading, entertaining, or simply enjoying the peace and privacy of country life, this remarkable property offers an opportunity unlike any other. A place where sustainability meets comfort, where mountain views greet every day, and where country living has truly been re-imagined.