

# \$1,699,000 - 242211 1280 Drive W, Rural Foothills County

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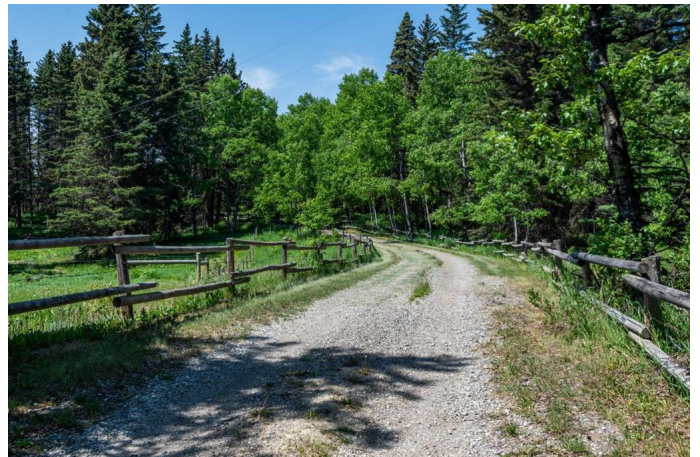
MLS® #A2230086

**\$1,699,000**

4 Bedroom, 5.00 Bathroom, 2,361 sqft  
Residential on 17.74 Acres

NONE, Rural Foothills County, Alberta

Nothing to compare to this incredible Country Gem. 17.75 incredible acres of privacy and beauty. Amazing gardens and forest along with several fenced paddocks make this treasure usable for a multitude of different pleasures. This custom built Executive Home opens its doors to architectural delights. From its complete ICF construction to Chefs' dream kitchen with top quality Stainless appliances and glistening granite counters or the stain glass transoms above the doorways, so many special details. Like the lighted art alcoves. Glistening hardwood floors throughout and where not, designer tile. Every room so inviting from the cozy living room with gas fire place or the grand cathedral ceilinged dining room to the Primary Bedroom with walk-in closet , attached office/flex room and full Ensuite. Plus a main floor den or daybed area with another gas fireplace and access to the deck. Also an additional full bedroom. Across the hall is a 3 piece bath and just around the corner is a 2 piece bath. More comfort and pleasure is offered in the multiple HeatPump Tempstar A/C units offering airconditioned comfort on Hot days and just a touch of heat on those chillier mornings. There is a recently upgraded new high efficiency boiler, for the infloor heating system. The light in this home is amazing. Streaming through the Many windows and also from several skylights. There is much more to the main floor.



Including the most accommodating Mudroom with built-in closets, a 2pc bath, huge wash sink and the entry to a sunbathed Sun room or internal Green House. Can there be more?? Certainly! The walk-out lower level is just as inviting as the main level . It boasts a friendly family room with a wood burning fireplace and a corner all plumbed and set up for a summer kitchen. Again, shiny hardwood floors everywhere. Two more bedrooms and a 3pc Bath plus a games room make the lower area so welcoming it will be well used year round. What would an executive country home be without a massive heated 4 car attached garage... over 1100 Sq. Ft. The last bay is currently being used as a work shop but has running water if you wanted to make it a wash area. Now take a walk outside on the total wrap around deck that leads to the back entertaining deck. What incredible trees and surroundings. Look up the hill. What is that? It is a custom Star Gazer Deck. What views of the Valley and the Night Sky.. There is a brand New Storage shed for all the deck furniture. An unbelievable acreage like this just has to have a terrific outbuilding. And it does. The 31'X47' newly roofed Quonset building can be a 4 car garage, a gym or anything you wish it to be. Fantastic. No other property like it on the market today.

Built in 2011

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2230086    |
| Price          | \$1,699,000 |
| Bedrooms       | 4           |
| Bathrooms      | 5.00        |
| Full Baths     | 3           |
| Half Baths     | 2           |
| Square Footage | 2,361       |
| Acres          | 17.74       |

|            |                                  |
|------------|----------------------------------|
| Year Built | 2011                             |
| Type       | Residential                      |
| Sub-Type   | Detached                         |
| Style      | Bungalow, Acreage with Residence |
| Status     | Active                           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 242211 1280 Drive W    |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T0L1K0                 |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 7  |
| Parking        | Garage Door Opener, Heated Garage, Insulated, Additional Parking, Front Drive, Oversized, Quad or More Attached, Quad or More Detached |
| # of Garages   | 4  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, Walk-In Closet(s), Beamed Ceilings, French Door |
| Appliances        | Dishwasher, Freezer, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Gas Cooktop, Trash Compactor, Water Conditioner                     |
| Heating           | Boiler, In Floor, Fireplace(s), Natural Gas, Heat Pump   |
| Cooling           | Sep. HVAC Units  |
| Fireplace         | Yes  |
| # of Fireplaces   | 3  |
| Fireplaces        | Gas, Mantle, Wood Burning, Den, Living Room  |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Walk-Out   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard, Storage, Garden   |
| Lot Description   | Back Yard, Front Yard, Garden, Landscaped, Private, Views, Fruit Trees/Shrub(s), Irregular Lot, Many Trees, Pasture, Wooded |
| Roof              | Metal   |

|              |   |
|--------------|---|
| Construction | Stucco, ICFs (Insulated Concrete Forms) |
| Foundation   | ICF Block                               |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 47              |
| Zoning         | CR              |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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