

\$1,479,000 - 226235 22 Street W, Rural Foothills County

MLS® #A2166368

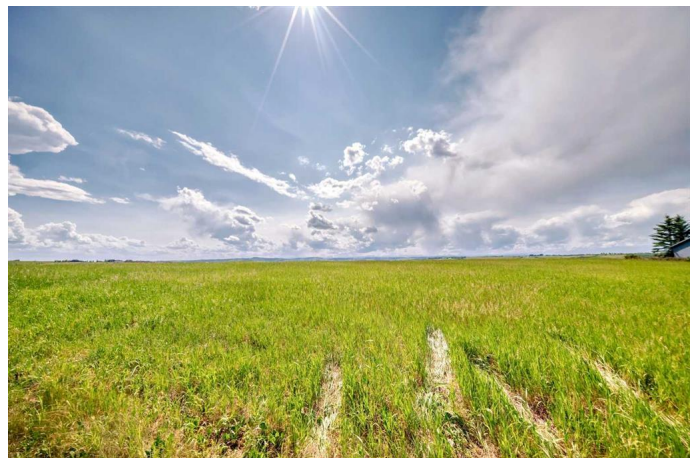
\$1,479,000

3 Bedroom, 4.00 Bathroom, 2,428 sqft

Residential on 1.98 Acres

Ridgemont Estates, Rural Foothills County, Alberta

This is the one acreage you must come see to appreciate the Stunning home and views! Fall is the best time to see, everything! The colour of fall is spectacular! This beautiful acreage with over 3400 sq ft of developed living space, only a 5-minute drive from Calgary. Amazing City views, outstanding mountain views, in a beautiful Cul de Sac of homes with mature landscaping, a perfect place to call home. Walk into this executive home and you will love the ambiance. Every room in this house has a view. This home was designed for entertaining, starting with the gourmet kitchen to exercise your culinary skills, top of the line appliances, a beautiful kitchen nook with 5 windows, to take in the view, plus a gorgeous dining room designed for entertaining a larger group. A beautiful great room/ living space, with a gas FP to relax and in the winter months a beautiful room to cozy up in. Main floor den, again with amazing views: 2 picture windows, a powder room that makes a statement, and main floor laundry. This home has been renovated, with the stunning refinished onsite hardwood floors on all 3 levels, (no carpets) new triple pane windows (2019), 2 HE Furnaces, 2 AC. 2 hot water tanks, NO poly B in house, completely redone with copper piping. All LED lighting thru out, Metal roof. Brand new hot tub, driveway was just resealed, entire home was recently repainted. 2 gas fireplaces, Flat painted ceilings, no popcorn ceilings. Composite deck off the



kitchen, triple car garage with tons of built ins. Upstairs you have a stunning master bedroom and 5 piece ensuite with sperate free standing tub and steam shower with rain shower head, amazing views, private balcony, his and her walk-in closets. Plus two other very good size bedrooms, and a gorgeous 3-piece bathroom. Going downstairs to the walk out basement, you have a huge family room, a wet bar, with a door that opens to the outside patio, where you can sit on a beautiful evening and enjoy the city lights. There is a full bath down, with a guest bedroom/den (no egress window) another beautiful office with built in cabinets. Lots of storage. Great tasting well water, many fruit trees, pear, apple and cherry plus berry patches around the home. No Chemicals/Pesticides have been sprayed on the property for at least 8 years. This house has to be seen, it is gorgeous; you will want to book your appointment today. Just down the road is Strathcona Tweedsmuir School, literally 10 minutes from the house is shopping, 10 minutes to Stoney Trail going west or east, this is an amazing location!

Built in 1996

Essential Information

MLS® #	A2166368
Price	\$1,479,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,428
Acres	1.98
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 Storey

Status Active

Community Information

Address 226235 22 Street W
Subdivision Ridgemont Estates
City Rural Foothills County
County Foothills County
Province Alberta
Postal Code T1S 3N2

Amenities

Parking Driveway, Garage Faces Front, Paved, Triple Garage Attached
of Garages 3

Interior

Interior Features Bar, Breakfast Bar, Ceiling Fan(s), Closet Organizers, French Door, Granite Counters, High Ceilings, Vinyl Windows, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Vaulted Ceiling(s), Wet Bar, Walk-In Closet(s)
Appliances Central Air Conditioner, Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Water Softener
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Decorative, Family Room, Gas, Great Room, Mantle, Stone, Tile
Has Basement Yes
Basement Finished, Full, Walk-Out

Exterior

Exterior Features Balcony, Fire Pit
Lot Description Backs on to Park/Green Space, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Irregular Lot, Lawn, Low Maintenance Landscape, Landscaped, Many Trees, No Neighbours Behind, Sloped, Treed, Views
Roof Metal
Construction Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed	June 19th, 2025
Days on Market	120
Zoning	CR

Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.