



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**330008 22 West Highway**  
**Rural Foothills County, Alberta**

**MLS # A2202233**



**\$2,590,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	4,358 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, O		
<b>Lot Size:</b>	21.98 Acres		
<b>Lot Feat:</b>	Dog Run Fenced In, Landscaped, Many Trees, No Neighbours Behind, Wood		

<b>Heating:</b>	In Floor, Electric, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	2-21-3-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CR & A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Chandelier, Closet Organizers, Double Vanity, Dry Bar, Elevator, French Door, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** n/a

Extensively renovated in 2022, this stunning modern farmhouse is nestled on 22 acres of picturesque, tree-lined land, with the serene Three Point Creek weaving through the property. The craftsmanship and attention to detail are evident the moment you step inside. Reclaimed wood beams beautifully complement the wide-plank hardwood floors, vaulted white wood ceilings, and custom millwork, creating a warm yet sophisticated ambiance. Designed for both relaxation and entertaining, the open-concept layout is bathed in natural light and features spacious gathering areas, enhanced by two inviting wood-burning fireplaces. The chef's kitchen is a dream, equipped with three full-size Bosch refrigerators, Dacor dual wall ovens, a Dacor six-burner gas range, a Miele dishwasher, a copper farmhouse sink, and a generous butler's pantry. The main level also includes a private den, two well-appointed bedrooms, two full bathrooms, a powder room, a wet bar, a dry bar, a laundry room, and a spacious screened-in back porch—ideal for enjoying the outdoors in comfort. Upstairs, the tranquil primary suite overlooks the creek and offers a spa-like ensuite featuring a clawfoot tub, steam shower, dual vanities, and a spacious walk-in closet. A private sun-drenched deck provides the perfect retreat. This level also includes two additional bedrooms—one with an ensuite—another full bathroom, and a second laundry room. This exceptional home is outfitted with premium features, including a built-in Sonos sound system (indoors & outdoors), an elevator, a Murphy bed, irrigation for manicured lawns and potted plants, a new roof and eaves, security cameras, new hot water tanks and softener, two RO water filtration systems, high-speed internet, and a cell phone booster. Other property features include a heated, attached oversized two-car garage, a

five-stall drive-through barn with a wash bay and waterers, two large quonsets, a round pen, an outdoor riding arena, two large paddocks, a dog run, and a fully insulated chicken coop. Wildlife abounds in this natural setting, with frequent sightings of white-tailed deer, elk, moose, bears, bald eagles, beavers, and wild turkeys. Conveniently located near Millarville and just a 20-minute drive to the city limits, this property offers the best of country living with easy access to all amenities. Additionally, a 6.69-acre raw land parcel to the north is available for purchase. The Seller is related to one of the listing agents.