

\$1,325,000 - 298075 218 Street W, Rural Foothills County

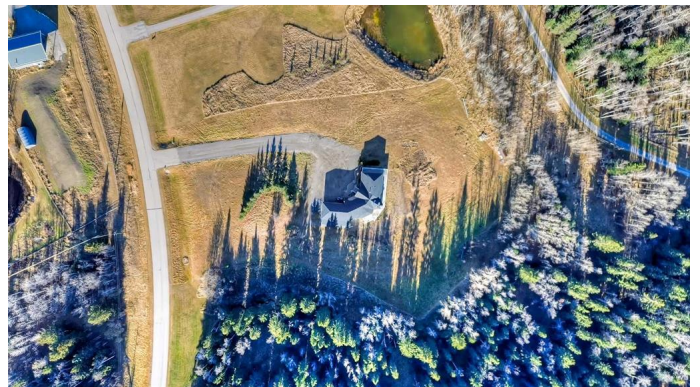
MLS® #A2269249

\$1,325,000

3 Bedroom, 3.00 Bathroom, 2,149 sqft
Residential on 5.16 Acres

NONE, Rural Foothills County, Alberta

Tucked away in the scenic foothills just outside Millarville, this spacious walkout bungalow sits on over 5 acres of secluded, tree-lined land, offering an incredible opportunity for renovators, hobbyists, or anyone dreaming of country living with room to grow. Surrounded by mature trees to the east and south, this home enjoys exceptional privacy, with no neighbours directly onto the south side—just open views and peaceful nature. Despite its tucked-away feel, you’re still less than five minutes from the Millarville General Store and Gas Station, and with easy access to Highway 22, you can reach Calgary quickly while enjoying the calm of rural life. The home itself is a 3-bed, 2.5-bath walkout bungalow with “good bones” and tons of potential. Inside, you’ll find vaulted ceilings and a large, open-concept living space that brings in plenty of natural light and connects seamlessly to the outdoors through a massive wraparound deck—the perfect space to take in the sun, the views, and the serenity that surround you. The walkout basement is unfinished, offering a blank canvas for customization, whether that means expanding your living space, adding guest quarters, or creating the ultimate rec zone. Outside, the property features a triple garage with mezzanine storage, plus ample room for RV parking, boat storage, or additional outbuildings. There’s even more potential in the attached area at the back,



which sits on a 4-ft concrete foundation wall, offering an ideal starting point for an extension to the home, greenhouse, possible workshop or attached stable. Imagine incorporating the garage mezzanine to create a massive bonus room area both above and below grade, transforming this property into something truly extraordinary. Whether you're looking to bring new life to an existing home or start fresh with a vision of your own, this property offers space, seclusion, and opportunity, all within easy reach of Millarville and Calgary! Schedule your private showing today!

Built in 1996

Essential Information

MLS® #	A2269249
Price	\$1,325,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,149
Acres	5.16
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	298075 218 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S2Y6

Amenities

Parking	Driveway, Parking Pad, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Breakfast Bar, Built-in Features, Jetted Tub, Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

Exterior

Exterior Features	Other
Lot Description	Front Yard, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2025
Days on Market	12
Zoning	CR

Listing Details

Listing Office	RE/MAX House of Real Estate
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