

# \$1,795,000 - 176014 166 Avenue W, Rural Foothills County

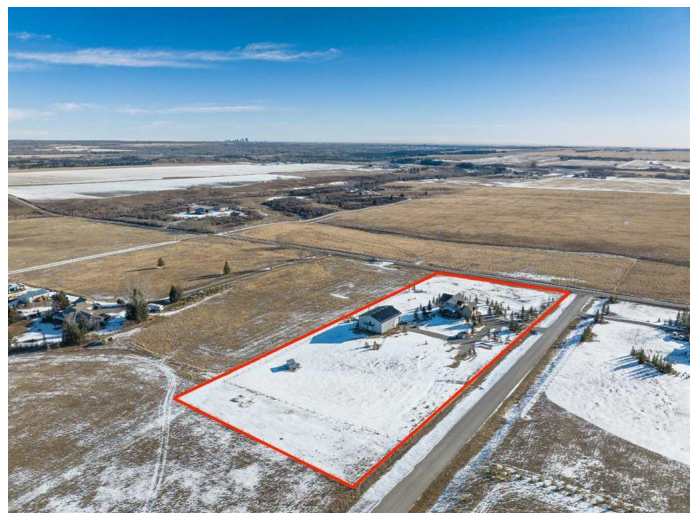
MLS® #A2201154

**\$1,795,000**

5 Bedroom, 5.00 Bathroom, 2,333 sqft  
Residential on 5.07 Acres

NONE, Rural Foothills County, Alberta

Nestled on 5.07 ACRES of serene land w/BREATHTAKING MOUNTAIN VIEWS, this 2-storey HOME offers 3347 sq ft of developed space, featuring 5 bedrooms, 3 ½ bathrooms, a 3903 Sq Ft SHOP with a car wash, drive-through bay, a mezzanine incl/Game room, gym, + a private balcony. A WELCOME front porch leads into the bright foyer. The main floor is designed for effortless entertaining with an elegant living room showcasing a beautiful 2-way gas fireplace w/stone overlay, which separates the dining room—ideal for hosting guests. The sleek, modern kitchen is a culinary dream incl/White Cabinetry, a White Stone Backsplash, White Appliances, + Stunning GRANITE Countertops. It also features a dedicated coffee station incl/Bar Fridge, a Pantry, + a Breakfast Island. A door leads out to the covered deck, perfect for enjoying outdoor meals while taking in the MOUNTAIN VIEWS. Additionally, a Mud room by the garage door, a Den/Office area provides a quiet retreat for work or study, + a 2 pc bath. The upper floor has the SPACIOUS Primary bedroom incl/Walk-In Closet w/BUILT-IN Shelving + a luxurious 5 pc EN-SUITE featuring Dual sinks, a Jetted Tub, + a Standing Glass Shower. There are 3 more GENEROUSLY sized bedrooms, a 4 pc bath, + a laundry room. The basement is fully finished made for extra living space or a QUIET RETREAT incl/Recreation



room, a cozy Family room, a 3 pc bathroom, + the 5th HUGE bedroom. The deck is for lounging on while reading a book or have FAMILY/FRIENDS come over, + a hot tub deck to look up at the starry night. For those in need of space for work, play, or storage, the MASSIVE 3903 Sq Ft shop is a dream come true. The shop has 2 storage rooms, a drive-through bay, + a mezzanine incl/recreation/games area, a gym, + a 2 pc bath. Whether you need room for equipment, vehicles, or hobbies, this shop offers endless possibilities. The shop is also fully equipped w/high-end features to make your space as efficient as possible. It includes a car wash system w/hot water, as well as a separate spotless rinse system. This setup allows you to wash vehicles or equipment, providing a clean finish without water spots. For automotive enthusiasts, the shop is also equipped with a 4-post lift, making it easier to work on vehicles or store them securely off the ground. Additionally, the shop includes a dry pit for drainage water from the shop, which is separate from the septic tank, ensuring proper drainage, + waste management. This feature is an essential component for any serious workshop or garage, ensuring that water runoff does not create any mess or potential issues w/septic systems. Outside, the property is equipped with a chicken coop, a chicken run, an animal run, + a shed for extra storage, making it perfect for those w/Passion for Animals or Gardening. An easy 10 min commute to Calgary, 10 min to Costco, + 10 min to South Calgary Health Centre, + 20 min to Okotoks. BOOK your showing TODAY!

Built in 2008

### **Essential Information**

MLS® #	A2201154
Price	\$1,795,000

Bedrooms	5
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,333
Acres	5.07
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	176014 166 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 0Z7

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected
Parking Spaces	25
Parking	Double Garage Attached, Garage Faces Front, Heated Garage, Insulated, Oversized, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Range Hood, Refrigerator, Washer, Gas Oven
Heating	High Efficiency, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Decorative, Gas, Living Room, Stone, Double Sided
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Garden, Private Entrance, Private Yard, Storage, Rain Gutters, RV Hookup
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Private, Views, Fruit Trees/Shrub(s)
Roof	Asphalt
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 15th, 2025
Days on Market	18
Zoning	CR

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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