

\$1,989,000 - 304102 338 Avenue E, Rural Foothills County

MLS® #A2194305

\$1,989,000

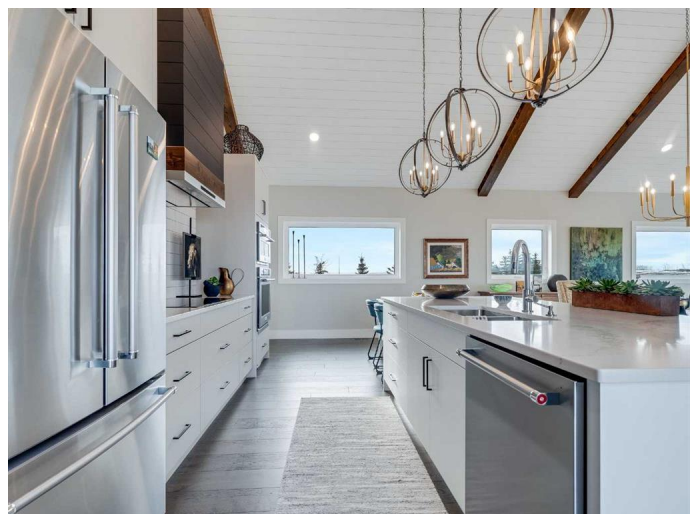
3 Bedroom, 4.00 Bathroom, 1,780 sqft
Residential on 152.24 Acres

NONE, Rural Foothills County, Alberta

Whether you're seeking a private luxury retreat, an income-generating investment, or a shared family estate, this rare 152-acre property offers endless possibilities. Just 30 minutes southeast of Calgary, it seamlessly blends upscale living, sustainability, and agricultural potential. With breathtaking prairie and mountain views, it provides a serene escape from city life while keeping urban conveniences within easy reach.

From the moment you enter, the craftsmanship and high-quality finishes stand out—from engineered hardwood floors to quartz countertops. Vaulted ceilings with exposed wood rafters and expansive panoramic windows flood the living space with natural light, showcasing uninterrupted views of the surrounding landscape.

The chef's kitchen is designed for both function and style, featuring high-end appliances, quartz countertops, and a spacious island. Adjacent, the dining area flows effortlessly into the living room, while the large deck with a built-in BBQ gas line makes outdoor entertaining a delight. The master suite is a private oasis, complete with a generous walk-in closet and a spa-like 5-piece ensuite featuring premium fixtures. Downstairs, the walkout basement is designed for comfort and entertainment, boasting a spacious recreation room with a gas fireplace, polished concrete floors with in-floor heating,



and two large bedrooms thoughtfully positioned for privacy. Two conveniently placed half-baths help ease the morning rush. Designed with sustainability in mind, this home was crafted by SAIT to achieve near net-zero efficiency. Features such as 2x8 walls, spray foam insulation, triple-pane vinyl windows, and high-gauge steel siding ensure exceptional energy efficiency and durability.

A standout feature is the legal secondary suite—an excellent opportunity for rental income, multi-generational living, or short-term Airbnb potential. With its own living area, full kitchen, and two bedrooms, it offers the perfect balance of hospitality and privacy. Beyond the home, the property includes 117 acres of cultivated land and 30 acres of pasture, presenting significant agricultural opportunities. An intermittent creek and pond attract local wildlife, enhancing the natural beauty of the landscape. On clear days, Calgary's skyline is visible in the distance, while mountain sunsets create an unforgettable backdrop.

Built in 2019

Essential Information

MLS® #	A2194305
Price	\$1,989,000
Bedrooms	3
Bathrooms	4.00
Full Baths	1
Half Baths	3
Square Footage	1,780
Acres	152.24
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address 304102 338 Avenue E
Subdivision NONE
City Rural Foothills County
County Foothills County
Province Alberta
Postal Code T0L 0J0

Amenities

Parking Spaces 8
Parking Garage Door Opener, Double Garage Detached, Oversized
of Garages 3

Interior

Interior Features Breakfast Bar, Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Bar, Beamed Ceilings, French Door, Vinyl Windows, Natural Woodwork, See Remarks, Soaking Tub, Sump Pump(s)
Appliances Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Built-In Electric Range, Bar Fridge, Built-In Oven, Microwave
Heating High Efficiency, Forced Air, Natural Gas, Fireplace(s)
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Basement, Mantle, See Remarks
Has Basement Yes
Basement Finished, Full, Walk-Out

Exterior

Exterior Features BBQ gas line, Garden, Private Yard
Lot Description Creek/River/Stream/Pond, Landscaped, Views, Farm, Fruit Trees/Shrub(s), Garden, Native Plants, Pasture
Roof Metal
Construction See Remarks, Wood Frame, Wood Siding, Metal Siding
Foundation Poured Concrete

Additional Information

Date Listed February 12th, 2025
Days on Market 28
Zoning A

Listing Details

Listing Office CIR Realty

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