

\$1,726,000 - 4 Highland Ranch Estates, Rural Foothills County

MLS® #A2211441

\$1,726,000

4 Bedroom, 4.00 Bathroom, 2,184 sqft
Residential on 3.55 Acres

NONE, Rural Foothills County, Alberta

Showstopper Acreage " Farmhouse
Walk-Out Bungalow

Meticulously designed by the original owners, this stunning walk-out bungalow offers a unique blend of style and function. The charming farmhouse design is complemented by a covered wrap-around deck, perfect for enjoying the superbly landscaped yard with breathtaking mountain views. Upon entering, the spacious foyer leads to the great room featuring custom white wainscoting, abundant windows, and an airy atmosphere. The dining room showcases beautiful beamed ceilings, adding to the Arts & Crafts aesthetic. The gourmet kitchen is a chef's dream, equipped with upscale stainless steel appliances, including double ovens, a gas cooktop, and a large fridge/freezer combo. The kitchen flows into a cozy breakfast nook, with a door leading to the massive deck, complete with remote-controlled screens and rubber mat flooring for added comfort. The main level includes a generously sized primary bedroom with an impressive ensuite and a huge walk-in closet with built-in cabinetry. A second bedroom and an additional 4-piece bath are also on this level. The delightful family room is perfect for movie nights or relaxation. The main floor laundry is well-appointed with cabinets, a sink, and a half bath.

The professionally developed lower level offers



a massive rec room, a full 4-piece bath, two additional spacious bedrooms, a gym area, and ample storage space. A triple-attached garage adds convenience, while the 30x40 shop with 12-ft ceilings provides ideal storage for extra vehicles or a private workshop. The home is heated using the geothermal system and there are solar panels installed to help with the electrical costs.

This home and property are truly a must-see, with its many extra features and superb landscaping that enhance the mountain views.

Built in 2006

Essential Information

MLS® #	A2211441
Price	\$1,726,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,184
Acres	3.55
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	4 Highland Ranch Estates
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 4Y8

Amenities

Parking Spaces	10
----------------	----

Parking	Additional Parking, Garage Door Opener, Parking Pad, Triple Garage Attached, Driveway, Electric Gate, Oversized, Paved, RV Access/Parking
---------	---

# of Garages	3
--------------	---

Interior

Interior Features	Beamed Ceilings, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows
-------------------	---

Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Window Coverings, Wine Refrigerator, Water Softener
------------	---

Heating	In Floor, Geothermal
---------	----------------------

Cooling	Central Air
---------	-------------

Fireplace	Yes
-----------	-----

# of Fireplaces	3
-----------------	---

Fireplaces	Basement, Electric, Decorative, Free Standing, Great Room, Other
------------	--

Has Basement	Yes
--------------	-----

Basement	Finished, Full
----------	----------------

Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Entrance, Private Yard, Rain Barrel/Cistern(s)
-------------------	--

Lot Description	Cul-De-Sac, Gazebo, Landscaped, Many Trees, Paved, Views
-----------------	--

Roof	Asphalt Shingle
------	-----------------

Construction	See Remarks
--------------	-------------

Foundation	Poured Concrete
------------	-----------------

Additional Information

Date Listed	April 13th, 2025
-------------	------------------

Days on Market	7
----------------	---

Zoning	CR
--------	----

Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

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.