

# \$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 â€“ 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 chefâ€™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	Bungalow, Acreage with Residence
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
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Parking	Additional Parking, Garage Door Opener, Oversized, Parking Pad, RV Access/Parking, Triple Garage Attached, Driveway, Electric Gate, Paved
# 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, Water Softener, Window Coverings, Wine Refrigerator
Heating	In Floor, Geothermal
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Decorative, Electric, Great Room, Basement, Free Standing, 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, Views, Paved
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

## Additional Information

Date Listed	April 13th, 2025
Days on Market	10
Zoning	CR

## Listing Details

Listing Office	RE/MAX Complete Realty
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