

# \$1,695,000 - 352104 229 Avenue W, Rural Foothills County

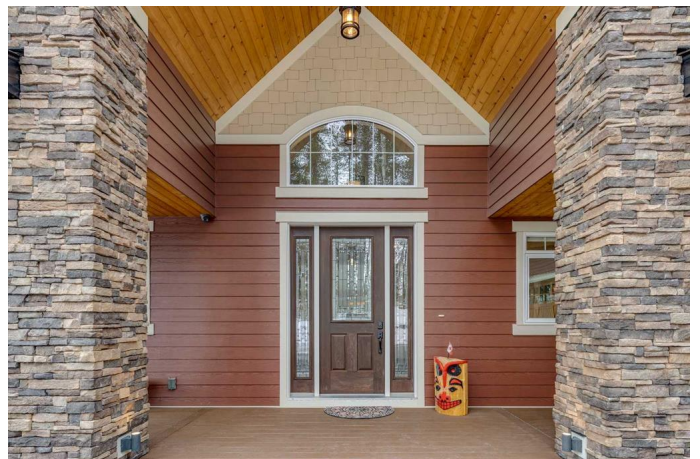
MLS® #A2186343

**\$1,695,000**

3 Bedroom, 3.00 Bathroom, 1,861 sqft  
Residential on 7.03 Acres

Mountain Woods Estates, Rural Foothills  
County, Alberta

Stunning Custom-Built Home in the Exclusive Mountain Woods Community, this exquisite 3,700 sq. ft. home (1,850 sq. ft. on each level) sits on a beautiful 7.03-acre property that is located 10-minutes from Bragg Creek (9.2 km south of 22X on Highway 762). This tranquil enclave features only eight properties, each ranging from 5 to 10 acres, nestled on a paved cul-de-sac and serviced by a provincially regulated water COOP. Surrounded by old-growth Lodge Pole Pine, Norwegian and White Spruce, with charming groves of Mountain Aspen, the property offers several walking paths and abundant firewood. The home is set well back from main road and is accessed by a paved driveway and set back over 400 meters from Highway 762. A large main-floor deck is adjacent to covered deck that features a beautiful barrel-vault ceiling that shelters the wood-burning fireplace, a covered lower patio, secure cold storage room and hot tub area accessed from the walkout basement. Open-concept great room with an XL kitchen featuring granite counters, bar seating, beverage fridge and a dining area. 3 bedrooms (main-floor master) and 3 bathrooms, including a luxurious ensuite and main floor office space. The house features an outside Hik Connect security camera system and integrated alarm system. Entertainment is provided by a Control4 sound systems zoned



throughout the house and a large media room in the basement. The basement has a large recreation/fitness area, bar with granite counters and a fridge and sink. A natural gas forced air high-efficiency furnace and boiler for hydronic floor heating (basement) and hot water, electric floor heating (kitchen, foyer, ensuite). The garage boasts an infrared 50,000 BTU garage heater, integrated work benches, hot and cold faucet and 220V 60A service for future EV charging. Treated water is obtained through the community water COOP, the house has a carbon filtration, water softener, and pressure tank. A 17KW natural gas powered fully integrated Generac power generator ensures uninterrupted power for the entire home. The property includes a large garden, garden shed, and small greenhouse with a 500-gallon water tank and a cold storage tent next to the house. This property offers the perfect combination of luxury, comfort, and privacy. Whether you're relaxing by the outdoor fireplace, entertaining in the media room, or strolling the scenic walking paths, this home is a retreat from the ordinary. Schedule your private tour today and experience the unmatched charm of Mountain Woods living!

Built in 2017

### **Essential Information**

MLS® #	A2186343
Price	\$1,695,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,861
Acres	7.03
Year Built	2017
Type	Residential

Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	352104 229 Avenue W
Subdivision	Mountain Woods Estates
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0K0

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	6
Parking	Double Garage Attached, Heated Garage, Asphalt, Oversized
# of Garages	2

### **Interior**

Interior Features	Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Electric Oven, Freezer, Gas Range, Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Wine Refrigerator, Oven-Built-In
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Wood Burning, Outside
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	BBQ gas line, Dog Run, Garden, Private Yard, Storage
Lot Description	Dog Run Fenced In, Garden, Private, Native Plants, Rolling Slope, Treed
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	January 16th, 2025
Days on Market	77
Zoning	CR

## **Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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