

\$1,399,000 - 182186 320 Street W, Rural Foothills County

MLS® #A2246307

\$1,399,000

3 Bedroom, 4.00 Bathroom, 2,085 sqft
Residential on 4.77 Acres

NONE, Rural Foothills County, Alberta

*** OPEN HOUSE WEEKEND, SAT, AUG.
16 AND SUN, AUG 17 1:00 - 4:30 PM ***

What is it they say about people who live in glass houses? They have incredible natural light and beautiful views. This architecturally daring home is in the enviable position of being the last lot on a secluded road, neighbours only with solitude and nature. However, it is also only 25 minutes from south Calgary! The home perches hillside and cascades down, taking unique advantage of the beautiful setting and offering views. Entering the home, the first thing you notice is the incredible use of open space, with its lofted ceiling and opening to the lower walkout level. The central gathering area with separate wine room is an ideal place for dinners or socializing, and the solarium/sunroom next to it is a stunning feature that brings the outdoors to you, no matter the season. The main floor primary suite is spacious and has a lovely ivy framed window, as well as an 5 piece en-suite bath and walk-in closet. Completing the main floor is the large kitchen area, with island, gas range and walk-in pantry. The breakfast nook features 180 degree views, and there is a deck right off the kitchen to enjoy the same vistas from outside. The upper area of the home has a bedroom, half bath, and another flex room with private deck which is currently being used as an office but has so much potential for a myriad of uses. The lower level of the home is



a walkout, and made comfortable with in floor heat under the luxury vinyl plank flooring. The large open area is great for gathering, and there is another deck with firepit to enjoy. The fireplace inserts in the lower den and main floor are high end and can heat the entire house by themselves. The lower level has another expansive bedroom with full bath across the hall, a den, and a large storage room that could potentially be converted to a fourth bedroom. The home is almost off-grid, with a full set of solar panels that gather more energy than is needed. The four car garage has plenty of space for parking and hobbies. This is, truly, a house that must be experienced in person to realize how special it is, and you don't want to let someone get there ahead of you-book your showing today. Explore this home using the 3-D tour and streaming video!

Built in 1996

Essential Information

MLS® #	A2246307
Price	\$1,399,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,085
Acres	4.77
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

Community Information

Address	182186 320 Street W
Subdivision	NONE

City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1W4

Amenities

Parking	Quad or More Attached
---------	-----------------------

Interior

Interior Features	Bookcases, Ceiling Fan(s), Closet Organizers, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Range, Refrigerator, Washer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit, Lighting
Lot Description	Cul-De-Sac, Gentle Sloping, No Neighbours Behind, Private, Secluded, See Remarks, Treed, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Days on Market	16
Zoning	CR

Listing Details

Listing Office	MaxWell Canyon Creek
----------------	----------------------

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.