

\$1,450,000 - 226018 30 Street W, Rural Foothills County

MLS® #A2229997

\$1,450,000

2 Bedroom, 3.00 Bathroom, 1,802 sqft

Residential on 3.86 Acres

DeWinton Heights, Rural Foothills County, Alberta

A RARE FIND! First time offered to market, this stunning 1,789 sqft rancher-style bungalow is truly one-of-a-kind with attention to detail both in the design & the finish! The home is set back perfectly on the land so it's visible from Hwy #552, but also creates a country oasis setting for the backyard retreat with hot tub & pool. From the moment you step into the front foyer, you'll appreciate the open concept design & abundance of natural light flowing thru the main floor. Tile rear entry & gorgeous hand-scraped Hickory hardwood. Immediately off the front entry is the 2-piece bath and a private office with 2 custom desks & credenza, perfect for a home business. The chef's kitchen is truly a dream featuring an oversized island with a 3-stool breakfast bar, pull-out drawers, custom wine rack, premium Quartz countertops, maple cabinets, dovetailed soft-close drawers & convenient butler's pantry. The full-size dining room has a unique stone feature wall that matches the custom fireplace in the adjoining great room. With the large windows in the dining room & great room, enjoy the view of the deck, patio & private yard. Step out onto a 14'x14' covered rear deck for a sunrise coffee or an afternoon happy hour & BBQ. The open design is great for large family gatherings & entertaining! The primary suite with a fireplace has private access to the hot tub, built-in cabinetry, dual vanity sinks, freestanding soaker tub & spacious walk-in



closet. Completing the main floor is a large main floor laundry (with sink) & mudroom with direct access into the garage. So many upgrades throughout the main floor: 7â€™ solid core interior doors, 9â€™ coffered ceiling, dual glazed casement awning windows, wired for sound. Approx 980 sqft of developed living space in the lower level with in-floor heating & 9â€™ ceilings. Games room with a wet bar, family room, 3-piece bath, 2nd bedroom & media room (can easily be converted to a 3rd bedroom). Well designed for teenagers or visiting guests. Huge storage & utility room housing all the upgraded mechanical, heating, plumbing, Hardie board siding (2024), electrical including a top-of-the-line Pre-Nano Reverse Osmosis system & two 200 gal freshwater holding tanks. The 36â€™x39â€™ attached drywalled, insulated & heated quad garage has two 9â€™ high doors, additional workshop space & a floor drain. Additional parking & power supply for 3 RVs. You will appreciate the front gate with stone pillars, the back yard with the above ground heated pool & patio oasis, plus there are approx. 110 trees, many perennial beds & manicured shrubs. It is an amazing location, down the road from Strathcona Tweedsmuir K-12 IB School, minutes to the South Campus Hospital, shops & restaurants & 30 min to downtown. Smoke-free home, no cats, only a friendly dog. The perfect size bungalow with the perfect amount of acreage. Owners are downsizing & building their retirement home. Longer possession date is preferred, but negotiable. Truly an investment in lifestyle & real estate!

Built in 2011

Essential Information

| | |
|--------|-------------|
| MLS® # | A2229997 |
| Price | \$1,450,000 |

| | |
|----------------|----------------------------------|
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,802 |
| Acres | 3.86 |
| Year Built | 2011 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 226018 30 Street W |
| Subdivision | DeWinton Heights |
| City | Rural Foothills County |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T1S 3N8 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 8 |
| Parking | Heated Garage, Insulated, Oversized, Quad or More Attached, Workshop in Garage |
| # of Garages | 4 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Walk-In Closet(s), Wet Bar |
| Appliances | Bar Fridge, Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, See Remarks, Warming Drawer, Washer/Dryer, Water Purifier, Window Coverings |
| Heating | Fireplace(s), Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas, Great Room, Mantle, Stone, Master Bedroom |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Fire Pit |
| Lot Description | Landscaped, Level, Many Trees, Triangular Lot |
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Stone |
| Foundation | Poured Concrete |

Additional Information

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|----------------|-----------------|
| Date Listed | June 12th, 2025 |
| Days on Market | 3 |
| Zoning | CR |

Listing Details

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| Listing Office | The Home Hunters Real Estate Group Ltd. |
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