

\$1,330,000 - 306036 43 Street W, Rural Foothills County

MLS® #A2265400

\$1,330,000

8 Bedroom, 5.00 Bathroom, 3,680 sqft

Residential on 2.00 Acres

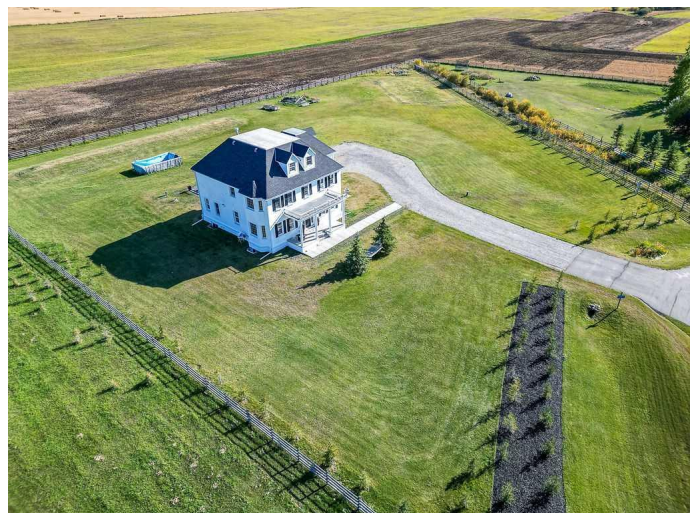
NONE, Rural Foothills County, Alberta

This believed to be 1990's home was moved onto its new foundation in 2019. Impressive family home offers over 3,500 sq. ft. of developed living space on a quiet, two-acre lot just outside the city. This 8 bedroom, 4 bathroom home blends classic character with modern comfort, every detail has been thoughtfully updated with new mechanical systems and finishes throughout.

The main floor welcomes you with bright, open spaces and beautiful flow between rooms. There's a formal living and dining room, a butler's pantry, a private office/den with a two-way gas fireplace that opens to the family room. A chef's kitchen with an eat-in kitchen area that overlooks the yard. Off the kitchen, the mudroom connects directly to the oversized heated garage—perfect for family life and extra storage.

Upstairs, the primary bedroom feels like a retreat, complete with a large ensuite and walk-in closet. You'll also find three more spacious bedrooms and another full bath and upper laundry. The third floor offers a huge bonus room with two cozy window nooks—ideal for reading or relaxing—and its own full bathroom with shower.

The newly developed basement adds even more living space with three large bedrooms and a generous family room currently set up as a gym as well as additional laundry



downstairs. Yes, two laundry rooms.

Outside, the wide-open acreage provides plenty of room to play, entertain, and enjoy the prairie views. There's also an above-ground pool that stays with the home, offering a fun summer escape. Set on a non-through, cul-de-sac road, this property delivers quiet country living with quick, easy access to Calgary.

A rare find—modern comfort, open space, and a warm, inviting home all in one.

Built in 2019

Essential Information

MLS® #	A2265400
Price	\$1,330,000
Bedrooms	8
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,680
Acres	2.00
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	3 Storey, Acreage with Residence
Status	Active

Community Information

Address	306036 43 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S7A6

Amenities

Parking	Double Garage Attached, Heated Garage, Oversized, RV Access/Parking, Private Electric Vehicle Charging Station(s)
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# of Garages	2
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Interior

Interior Features	Bookcases, Closet Organizers, Double Vanity, French Door
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Appliances	Dishwasher, Dryer, Electric Cooktop, Refrigerator, Stove(s), Washer
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Heating	Forced Air
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Cooling	None
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Gas
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Has Basement	Yes
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Basement	Full
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Exterior

Exterior Features	Fire Pit
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Lot Description	Cul-De-Sac, Few Trees, Level, Open Lot, Pie Shaped Lot
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Roof	Asphalt Shingle
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Construction	Brick, Concrete, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	November 2nd, 2025
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Days on Market	8
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Zoning	CR
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Listing Details

Listing Office	Greater Calgary Real Estate
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