

# \$2,095,000 - 16084 258 Avenue E, Rural Foothills County

---

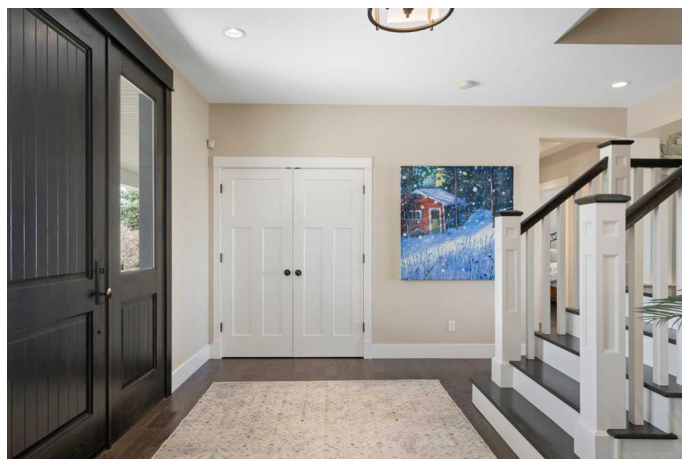
MLS® #A2217193

**\$2,095,000**

6 Bedroom, 6.00 Bathroom, 3,917 sqft  
Residential on 3.11 Acres

NONE, Rural Foothills County, Alberta

Welcome to this truly exceptional property, a thoughtfully designed, custom-built home by Pinnacle Group offering over 6,000 sq ft of developed living space on 3.11 acres, with an additional 7.91 acres available for purchase. Combining country charm with refined luxury, this estate is nestled just minutes from Calgary and boasts breathtaking valley and city views. Inside, rich 6-inch wide hardwood floors, detailed wainscoting, and timeless finishes create a warm and elegant ambiance throughout the main floor. The gourmet kitchen is a showstopper, complete with granite countertops, a massive island with built-in circular breakfast table, ample storage, and a striking stone surround over the gas range—perfect for entertaining and everyday family life. The living room features a cozy gas fireplace with a built-in bench and flows into the spacious dining area. The main-floor primary retreat offers soaring ceilings, a gas fireplace, and a spa-inspired 5-piece ensuite with deep soaker tub, luxurious shower with bench, makeup vanity, and a walk-in closet with custom built-ins. A large mudroom with bench seating, storage, and hooks adds function, while the main-floor laundry includes granite countertops and a utility sink for convenience. Upstairs, you'll find four generously sized bedrooms, a deep linen closet, and a cleverly designed 6-piece bathroom with three sinks, a separate shower



and bath area, plus a second washer and dryer. The walkout basement is fully developed and offers in-floor heating, a spacious recreation room with brand new projector and screen, a wet bar, a versatile den (currently used as a music room), and a 2-piece bath. The sixth bedroom features hardwood flooring, a built-in window seat, its own 4-piece ensuite, and a walk-in closet. Step outside to enjoy a beautifully landscaped yard, complete with a firepit, and front garden. The deck with glass railing is perfect for summer gatherings while enjoying the downtown view, while the triple attached garage offers epoxy floors, a man door, and direct access to a bonus loft space—complete with a 3-piece bath and built-ins with a sink. Ideal for a teenager, live-in nanny, office, or creative studio. The mechanical systems include two furnaces, two A/C units, HRV, in-floor heating, water filtration system, and a 1,000-gallon cistern (along with a well). The ducting is smartly routed through the trusses to maximize ceiling height. This one-of-a-kind home offers uncompromised quality, space, and versatility—all within a short drive of the city. Whether you’re seeking a peaceful retreat, multigenerational living, or space to grow, this property delivers. Contact your agent today to arrange a private showing—and don’t forget to ask about the additional 7.91-acre parcel available for purchase.

Built in 2012

**Essential Information**

MLS® #	A2217193
Price	\$2,095,000
Bedrooms	6
Bathrooms	6.00
Full Baths	4

Half Baths	2
Square Footage	3,917
Acres	3.11
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	16084 258 Avenue E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0X0

### **Amenities**

Parking	Parking Pad, RV Access/Parking, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Bookcases, Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	In Floor, Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Lighting
Lot Description	Landscaped, Private, Treed, Views
Roof	Asphalt Shingle

Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 7th, 2025
Days on Market	1
Zoning	CRA

**Listing Details**

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.