

\$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: 7" solid core interior doors, 9" 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 & 9" 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 36"x39" attached drywalled, insulated & heated quad garage has two 9" 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

Date Listed	June 12th, 2025
Days on Market	5
Zoning	CR

Listing Details

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

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.