

# \$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

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 4               |
| Zoning         | CR              |

## Listing Details

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

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