

# \$980,000 - 200, 290142 Parkins Road W, Rural Foothills County

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MLS® #A2213042

**\$980,000**

5 Bedroom, 2.00 Bathroom, 1,298 sqft  
Residential on 6.82 Acres

NONE, Rural Foothills County, Alberta

Welcome to this well maintained walk-out bungalow nestled in the highly sought-after Millarville area. Set on a picturesque 6.82-acre parcel, this property offers stunning valley views, mature trees, a paved driveway, and an impressive almost 2000 sq ft shop.

With over 2,300 sq ft of developed living space, the home features 5 bedrooms and 2 full bathrooms. The spacious, open-concept kitchen includes an island, gas cooktop, stainless steel fridge, dishwasher, and microwave, with ample cabinetry and flows seamlessly into the generous living/dining room highlighted by a cozy wood-burning stove.

The main level offers three well-sized bedrooms and a full bathroom, while the fully developed walk-out basement—complete with in-floor heating—boasts a flexible layout with a family room, office, additional bedroom, and your primary bedroom (with sliding doors into the walk-out), including a 4-piece bathroom, and a large walk-in closet. Step outside to enjoy over 1400 sqft of tiered decking.

Upgrades include most windows updated to vinyl, a metal roof, and new decking (completed in 2015). The oversized 1957 sqft shop, with 16 ft ceiling height, provides



excellent space for vehicles, equipment, or recreational toys. Additional outbuildings include a heated chicken coop with two overhead heaters (propane) and a large shed.

Enjoy the natural beauty and privacy of the surrounding landscape, with expansive front and back yards, a scenic pond, and convenient access via the paved driveway. Ideally located just 20 minutes to Diamond Valley, 35 minutes to Calgary or Okotoks, and only minutes from the gateway to Kananaskis Country.

Don't miss this rare opportunity to own a great acreage in one of Alberta's most desirable rural communities!

Built in 1985

### Essential Information

MLS® #	A2213042
Price	\$980,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,298
Acres	6.82
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### Community Information

Address	200, 290142 Parkins Road W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta

Postal Code T0L 1K0

## Amenities

Parking Quad or More Detached

## Interior

Interior Features Kitchen Island, Laminate Counters, Open Floorplan, Separate Entrance

Appliances Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer

Heating In Floor, Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full, Walk-Out

## Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Private, Treed, Views, Many Trees, Pasture

Roof Metal

Construction Wood Frame, Shingle Siding

Foundation Poured Concrete

## Additional Information

Date Listed April 21st, 2025

Days on Market 5

Zoning CR

## Listing Details

Listing Office eXp Realty

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