

\$2,300,000 - 354001 320 Street W, Rural Foothills County

MLS® #A2230247

\$2,300,000

2 Bedroom, 3.00 Bathroom, 1,462 sqft
Residential on 83.00 Acres

NONE, Rural Foothills County, Alberta

Welcome to one of Southern Alberta's most extraordinary multi-generational property - 83 acres of rolling hills, lush forest, open pasture + hay & accented with private river access on both sides of the river. Backing onto Kananaskis Country with jaw-dropping views of the Rocky Mountains, John Ware Ridge & the expansive valley below, this custom handcrafted log bungalow is a rare combination of natural beauty, rustic luxury, and complete seclusion. Winding past a scenic pond, next to forest & pasture with treated rail and barbed wire fencing, this private retreat opens to a beautiful log home - no detail has been overlooked. The main floor is stunning open concept with vaulted 17-foot ceilings, expansive windows, and a full-length covered back deck designed to frame Alberta's legendary big sky sunsets. The showpiece wood-burning fireplace stretches the length of the living space, creating a cozy focal point for games nights, family gatherings, or curling up with your fur babies. The massive kitchen, complete with black leather finish granite countertops, flows seamlessly into an oversized dining space, ideal for entertaining. The home features an oversized double attached garage! The walkout lower level is bright & airy with great natural light and offers thoughtfully designed spaces. Renovated in 2015, both bedrooms feature custom built-in cabinetry and



custom-built bed frames. A second bedroom with its own built-in features and a large full bathroom also located on this level, along with a dedicated home office. The primary bedroom is a tranquil & offers views of the mountains and rolling hills. With a fabulous walk-in closet & spa-like ensuite, complete with a built-in massage bed and his and hers sinks, you feel like being in heaven. In-floor heating throughout the basement ensures year-round comfort. Recent updates include new vinyl plank flooring (2021), new refrigerator (June 2025), updated interior and exterior lighting, freshly stained exterior logs, and a repainted deck (2025). The home also features a gas-supplied outdoor BBQ and a custom-built outdoor fireplace, perfect for enjoying peaceful evenings in nature. The full-width glass-paneled back deck offers multiple cozy corners to enjoy privacy, weather protection, and spectacular west-facing sunset views. The land itself is as impressive as the home with a mix of open grazing land and hay field at the top near the entrance, natural spruce tree growth, mature vegetation and forests, and a scenic rock pathway leading down over rolling land & the river. A newly built 24' x 20' three-sided tin shed (2023) adds functionality to the property. Option for two homes under MD of Foothills bylaws (over 80 acres), this estate offers future potential while ensuring complete privacy with no visible neighbors. Wildlife roams freely—moose, elk, deer, bears, fox, and turkeys—all add to the magic. Whether putting your toes in the river during the summer, fishing, or riding your horse, this land is one of a kind!

Built in 2000

Essential Information

MLS® #	A2230247
Price	\$2,300,000

Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,462
Acres	83.00
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	354001 320 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1K0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Additional Parking, Double Garage Attached, Driveway, Front Drive, Gravel Driveway, Insulated, Outside, Oversized, RV Access/Parking
# of Garages	2
Is Waterfront	Yes
Waterfront	Creek, Pond, River Access, River Front, Stream

Interior

Interior Features	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound, Wood Windows
Appliances	Built-In Gas Range, Dishwasher, Gas Stove, Microwave, Refrigerator, See Remarks, Washer/Dryer, Window Coverings
Heating	Boiler, In Floor, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Barbecue, Fire Pit, Garden, Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, Cleared, Creek/River/Stream/Pond, Farm, Front Yard, Garden, Landscaped, Lawn, Many Trees, Meadow, Native Plants, No Neighbours Behind, Pasture, Private, Rectangular Lot, Seasonal Water, Treed, Views, Waterfront, Wooded, Yard Lights
Roof	Metal
Construction	Concrete, Log, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	June 16th, 2025
Days on Market	3
Zoning	A

Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

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.