

# \$879,900 - 200, 336138 2311 Drive W, Rural Foothills County

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MLS® #A2227336

**\$879,900**

3 Bedroom, 1.00 Bathroom, 900 sqft  
Residential on 14.70 Acres

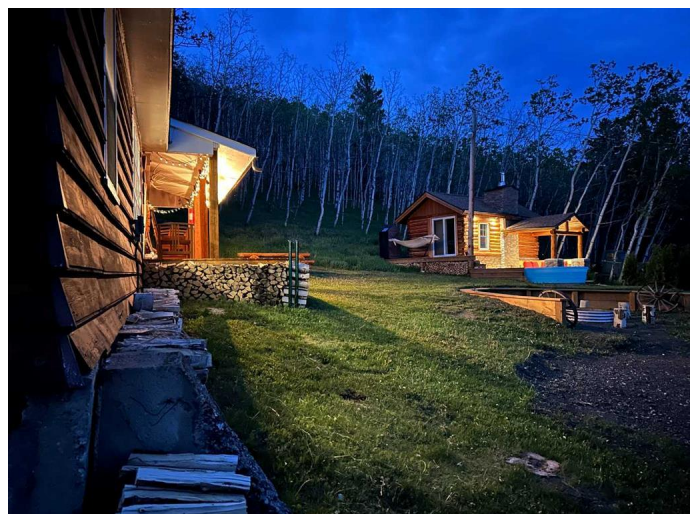
NONE, Rural Foothills County, Alberta

Tucked into a private, tree-lined parcel just 26 minutes from Calgary city limits and minutes to Millarville, this 14.7-acre hideaway blends rustic charm with thoughtful upgrades and income potential. A \$25,000 recycled asphalt road provides easy, all-season access, guiding you into a nature-wrapped escape that's fully equipped for modern country living or a ready-to-go AirBnB.

At the heart of the property sits a preserved original log cabin, reimagined through a \$50,000 renovation including updated paint, lighting, and a showstopping antler chandelier. The open-concept kitchen and living area is warmed by a wood-burning fireplace, vaulted ceilings, and panoramic views of the surrounding landscape. A well-maintained natural gas furnace ensures year-round comfort.

A secondary guest cabin adds flexibility—ideal for a home office, studio, or rental suite. The property also features a fire pit area, a tack building, and serene prairie-meets-foothills views.

The seller is prepared to include all furnishings, plus a 1946 GMC flat deck truck with \$20,000 in recent maintenance—an iconic addition to this one-of-a-kind offering.



Whether you're looking for a peaceful personal retreat, a charming short-term rental, or a unique lifestyle property near the mountains, this turn-key package delivers. Birdsongs in the morning, sunsets through the trees—this is foothills living at its finest.

Built in 1920

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2227336                         |
| Price          | \$879,900                        |
| Bedrooms       | 3                                |
| Bathrooms      | 1.00                             |
| Full Baths     | 1                                |
| Square Footage | 900                              |
| Acres          | 14.70                            |
| Year Built     | 1920                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 200, 336138 2311 Drive W |
| Subdivision | NONE                     |
| City        | Rural Foothills County   |
| County      | Foothills County         |
| Province    | Alberta                  |
| Postal Code | T0L 1K0                  |

**Amenities**

|         |                               |
|---------|-------------------------------|
| Parking | Off Street, RV Access/Parking |
|---------|-------------------------------|

**Interior**

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | Kitchen Island, Storage, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Gas Stove, Refrigerator, Washer |
| Heating           | Forced Air                                  |
| Cooling           | None                                        |

|                 |                     |
|-----------------|---------------------|
| Fireplace       | Yes                 |
| # of Fireplaces | 2                   |
| Fireplaces      | Gas, Wood Burning   |
| Has Basement    | Yes                 |
| Basement        | Partial, Unfinished |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Fire Pit, Garden                    |
| Lot Description   | Garden, Many Trees, Views, Open Lot |
| Roof              | Asphalt Shingle                     |
| Construction      | Wood Siding, Log                    |
| Foundation        | Poured Concrete                     |

### Additional Information

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

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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