

# \$2,299,900 - 252121 2157 Drive W, Rural Foothills County

---

MLS® #A2223445

**\$2,299,900**

6 Bedroom, 6.00 Bathroom, 4,229 sqft  
Residential on 8.75 Acres

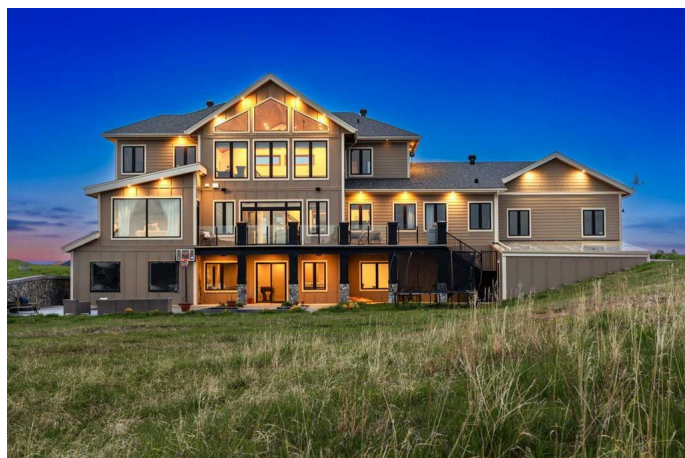
NONE, Rural Foothills County, Alberta

Perched above the prairies with front-row views of the Rockies, this breathtaking modern farmhouse redefines luxury country living—just minutes from the city.

Set on 8.75 acres of elevated land, this custom-built estate delivers almost 7,000 sq ft of refined interior living space and 2,800+ sq ft of outdoor design-forward features, including a heated inground pool, sunken fire pit lounge, and a four-season sunroom with gas fireplace and built-in sound. Every detail has been crafted to bring together natural beauty, comfort, and effortless entertaining.

Step into the grand foyer and be drawn into the heart of the home—a soaring great room with 27-foot cedar ceilings and an entire wall of southwest-facing windows that flood the space with light and showcase panoramic views of the mountains and sky.

The chef's kitchen was built to impress and perform, with a 48" Thermador gas range, 42" commercial fridge, sleek quartz countertops, and a spacious butler's pantry to keep everything tucked away. Just steps from the kitchen, a thoughtfully placed coffee station makes mornings easy—especially when paired with direct access to the private main floor primary suite. The primary bedroom is a serene retreat with a spa-style ensuite featuring an oversized soaker tub, double vanities, and a custom walk-through closet with floor-to-ceiling



cabinetry. Also on the main level: two more bedrooms, each with private ensuites, a statement powder room, formal dining room with custom maple built-ins, and a well-equipped mudroom with full laundry. Upstairs, youâ€™ll find two generously sized bedrooms and a stunning full bathroom with double sinks and a glass-enclosed showerâ€”perfect for kids or guests. The walk-out lower level offers even more living and lifestyle space, with a home gym, sixth bedroom, and second laundry room. But itâ€™s the finishing touches that elevate this home to rare status:

A spa-inspired bathroom with a live-edge walnut vanity, oversized heat-controlled jetted tub, ceramic walk-through shower, and a private sauna

A showpiece wine cellar that feels more like an art installation than storage

A fully outfitted entertainerâ€™s bar with a keg tap, dishwasher, beverage fridge, and ample seating

From this level, step out onto the expansive stamped concrete patio and into your private resort. The heated pool, sunken fire pit with built-in seating and ventilation, and surrounding landscape make this home equally suited for summer parties or cozy fall evenings under the stars.

Every square foot of this estate has been designed with intentionâ€”from the materials to the mountain views.

This is more than a homeâ€”itâ€™s a legacy property. Book your private showing today and experience a new level of acreage living.

Built in 2016

**Essential Information**

MLS® #	A2223445
Price	\$2,299,900
Bedrooms	6

Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,229
Acres	8.75
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	252121 2157 Drive W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L1W2

### Amenities

Amenities	None
Parking	Triple Garage Attached
# of Garages	3
Has Pool	Yes

### Interior

Interior Features	Bar, Beamed Ceilings, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sauna, Skylight(s)
Appliances	Bar Fridge, Built-In Refrigerator, Dishwasher, Garage Control(s), Gas Range, Microwave, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Boiler, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

**Exterior**

Exterior Features	Balcony, Fire Pit, Private Yard
Lot Description	Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 23rd, 2025
Days on Market	3
Zoning	CR
HOA Fees	3000
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Greater Property Group
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.