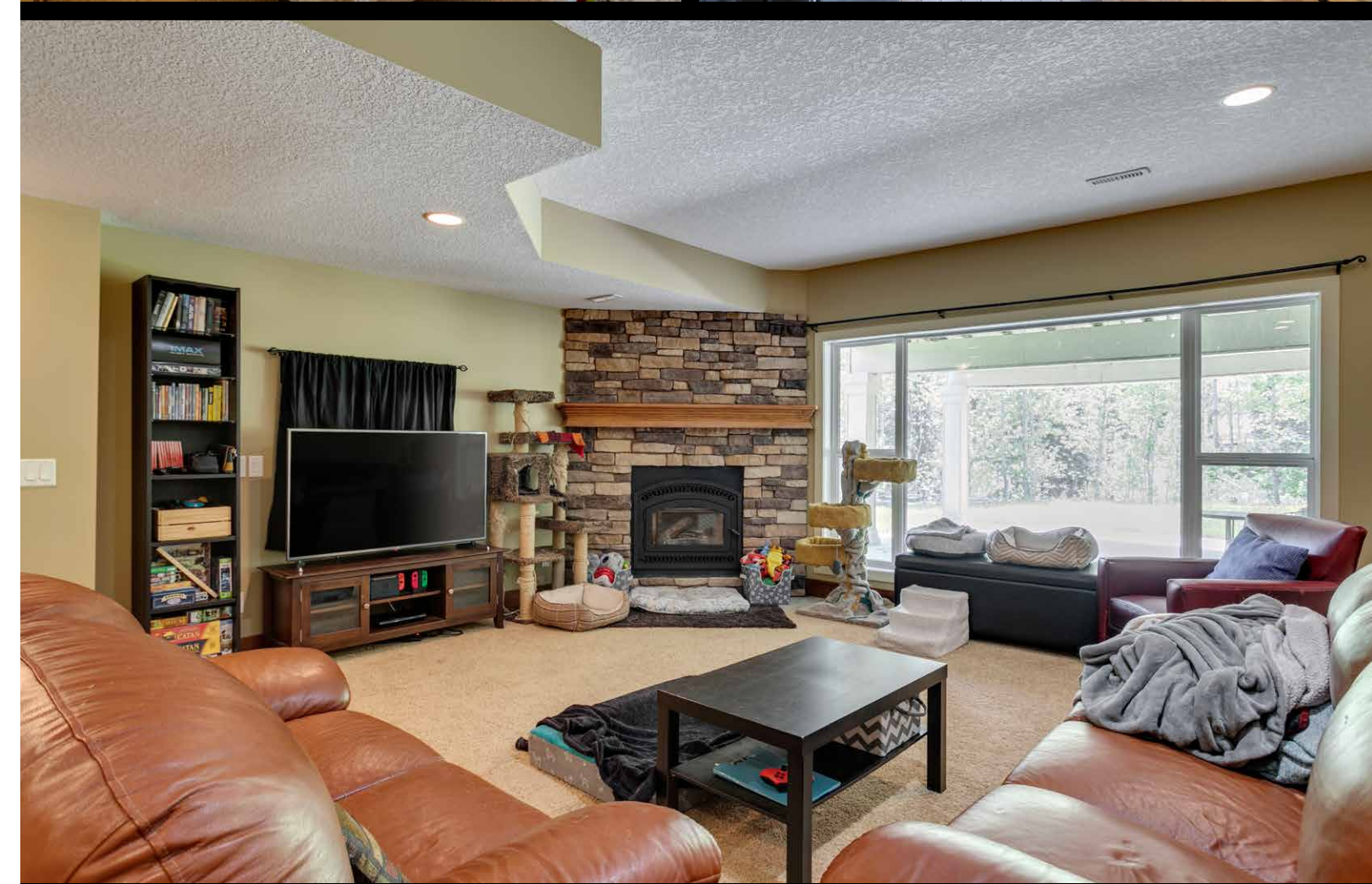


Welcome Home To
298077 218 STREET W

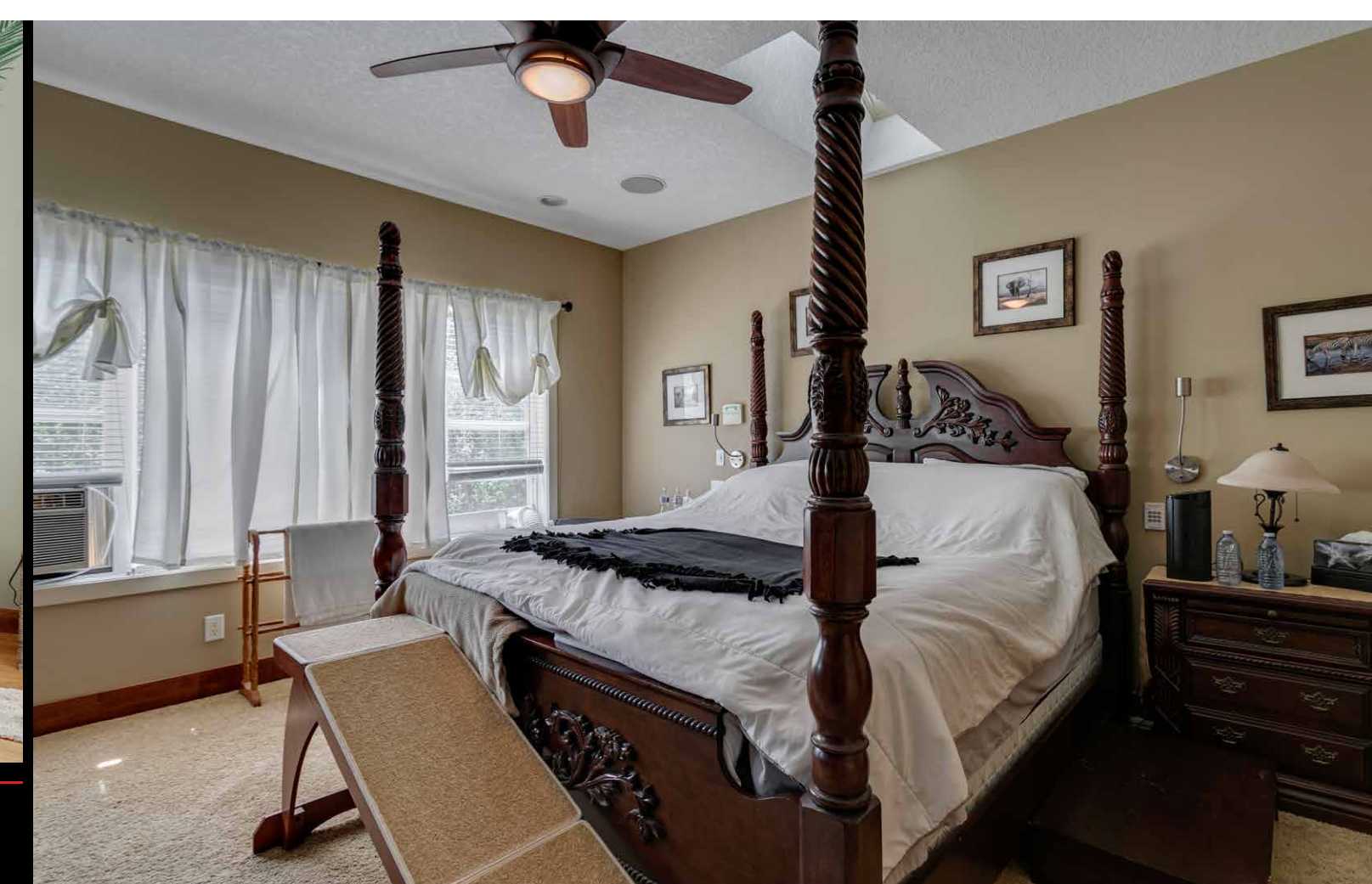
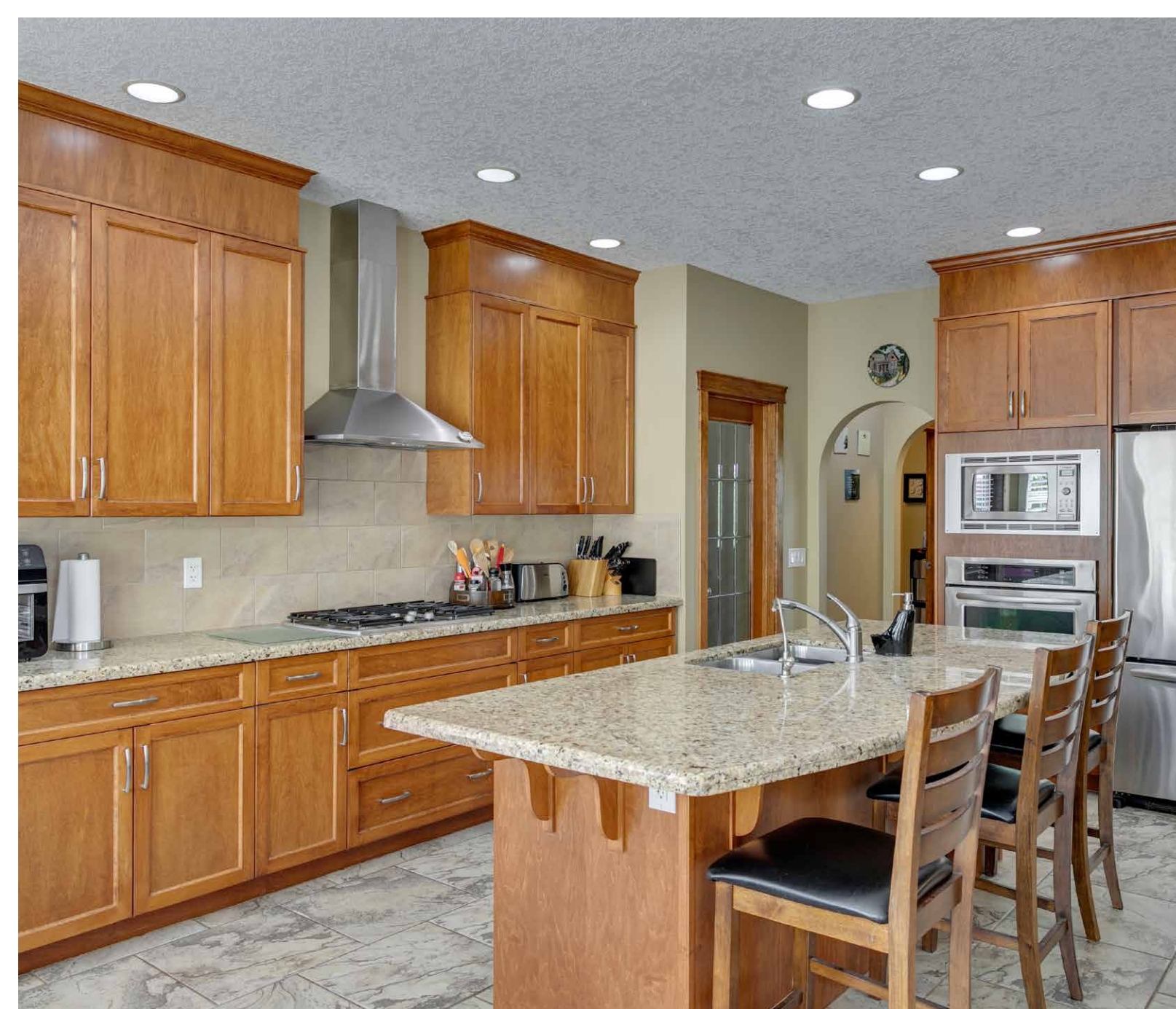


Chris Zaharko
 Associate

ROYAL LEPAGE
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INDEPENDENTLY OWNED AND OPERATED BROKER

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Top 1% Nationally



Situated on 45.83 treed acres in Millarville Country Estates, this estate home offers 5 bedrooms, 6 bathrooms and over 5,200 sq ft of finished living space. The layout of this 2 storey home perfectly separates your entertaining area from your private living space. Maple hardwood floors, arched doorways & recessed lighting throughout the main floor. The open floor plan joins the living room with its soaring 2 storey ceilings, huge windows and cozy gas fireplace, with the dining area, kitchen, grand foyer and great room. The kitchen has been finished with stainless steel appliances, granite counter tops, maple millwork, gas cooktop and walk-in pantry. There is a butler pantry perfect for a coffee or dry bar. Also on this level is a full laundry room with cabinetry and sink, an office with large built in bookcases, a 3pc bath, a 2 pc bath, and mudroom off the garage. On the upper level, you'll find 4 bedrooms, each with ensuite access. The primary suite has a skylight, large walk-in closet and a 5 pc ensuite with a large soaker tub, walk-in shower and double vanity. The fully finished walk-out basement offers a large rec room with fireplace, a 4th bedroom, 4 pc bathroom, a large wet bar with island seating, wine room and plenty of storage. Enjoy private outdoor living on the large patio off the basement or an evening barbeque on the deck off the kitchen. There is ample parking with the attached 3 car garage, RV parking and oversized driveway. The lot is untouched with the exception of the area immediately around the main house. Millarville Community School is 7 minutes away accommodating K-8 while Oilfields Highschool in Black Diamond is only 15 minutes away. 10 minutes to all the amenities of Diamond Valley. 20 Minutes to Calgary & Okotoks. 25 minutes to Kananaskis. Bring your ideas and make this home your own!



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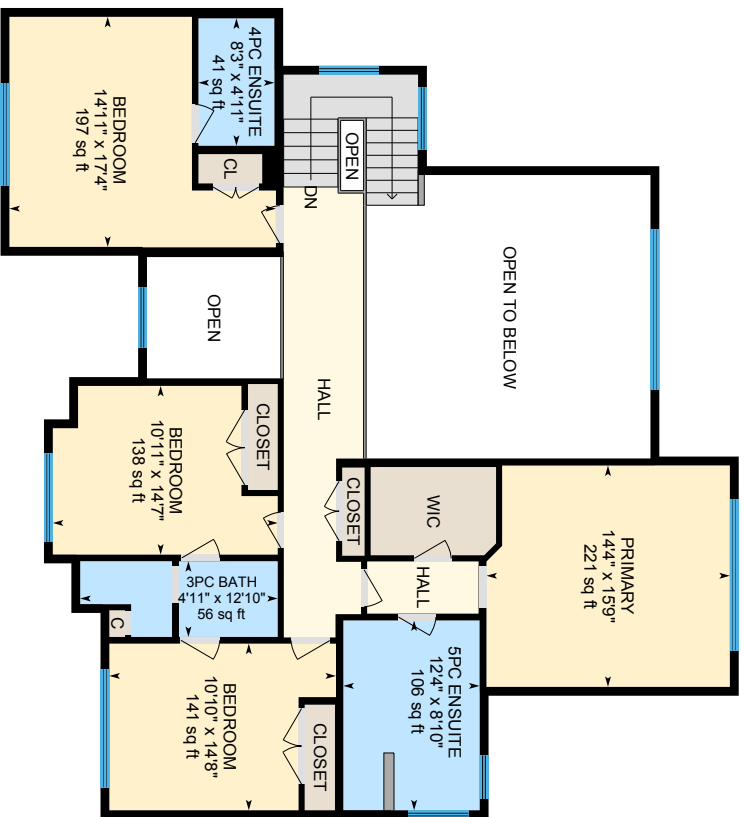
MLS:	A2052299
Year Built:	2007
Subdivision:	Millarville
Type:	House
Class:	Detached
Taxes:	\$6,247.00/2022
Size:	5,200 SqFt Finished Living Space

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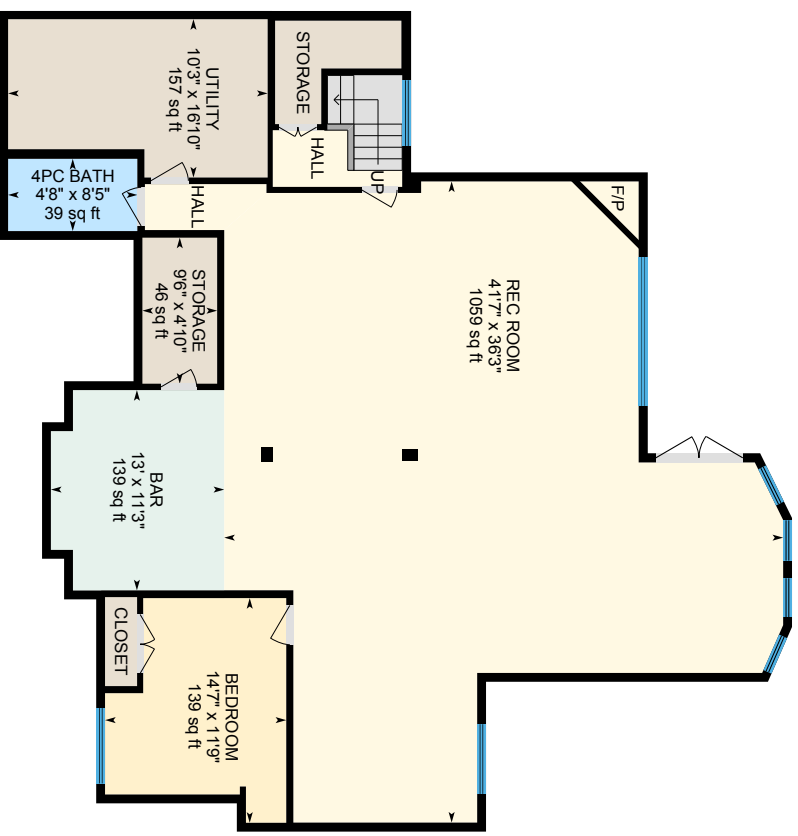


Main Floor
1 952.45 sq ft

298077 218 Street W
Rural Foothills County, AB



2nd Floor
1,433.22 sq ft



Basement (Below Grade)
1,869.82 sq ft

298077 218 Street W
Rural Foothills County, AB