

# \$1,250,000 - 56053 Ridgeview Drive E, Rural Foothills County

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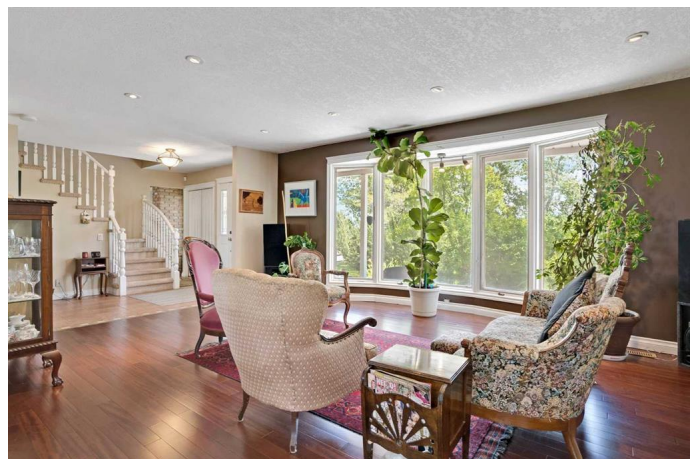
MLS® #A2239377

**\$1,250,000**

4 Bedroom, 3.00 Bathroom, 2,457 sqft  
Residential on 4.45 Acres

NONE, Rural Foothills County, Alberta

Discover the perfect blend of space, comfort, and convenience on this picturesque 4.45-acre property just a quick 15-minute paved drive from Calgary and equally close to Okotoks. This thoughtfully updated two-storey, 4-bedroom, 2.5-bath home offers over 2,300 sq. ft. of welcoming living space, featuring an attached heated double garage, durable clay tile roofing, and a partial wraparound deck to enjoy stunning, uninterrupted western valley views. Inside, you'll find a warm, updated kitchen with granite countertops, cherry maple hardwood floors, top-quality KitchenAid stainless steel appliances, and a Thermador Professional gas range with grill—perfect for gatherings with family and friends. Relax by the wood stove insert fireplace in the family room or retreat to the primary suite, complete with its own wood-burning fireplace, walk-in closet, and a renovated ensuite featuring a spacious aeration tub and separate shower. Three additional generously sized bedrooms and an updated 4-piece bathroom complete the upper level. Modern comforts include two newer high-efficiency furnaces and a water heater installed just three years ago. The beautifully landscaped yard, filled with mature trees and flowers, also offers plenty of space for RV and recreational vehicle parking. Outbuildings include a versatile 24'x24' workshop/horse barn, greenhouse, storage shed, and hay shed. With Catholic and public



Kâ€9 schools and the Scott Seaman Sports Rink all within a five-minute drive or easy school bus ride, plus the South Health Campus only 16 minutes away, this value-priced acreage rivals the cost of many 25-foot city infillsâ€ offering so much more room to live, grow, and enjoy.

Built in 1974

Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2239377                         |
| Price          | \$1,250,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 2,457                            |
| Acres          | 4.45                             |
| Year Built     | 1974                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 56053 Ridgeview Drive E |
| Subdivision | NONE                    |
| City        | Rural Foothills County  |
| County      | Foothills County        |
| Province    | Alberta                 |
| Postal Code | T1S 5A9                 |

Amenities

|                |                                                                                                                               |
|----------------|-------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Garbage Collection, High Speed Internet Available, Phone Connected, Natural Gas Paid                                          |
| Parking Spaces | 6                                                                                                                             |
| Parking        | Additional Parking, Aggregate, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, RV |

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
|                   | Access/Parking, Driveway                                                                                                                              |
| # of Garages      | 2                                                                                                                                                     |
| <b>Interior</b>   |                                                                                                                                                       |
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Granite Counters, No Animal Home, Storage, Walk-In Closet(s), Wood Windows                               |
| Appliances        | Built-In Gas Range, Built-In Oven, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator |
| Heating           | Fireplace(s), Forced Air, Natural Gas, Wood, Wood Stove                                                                                               |
| Cooling           | None                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                   |
| # of Fireplaces   | 3                                                                                                                                                     |
| Fireplaces        | Basement, Brick Facing, Family Room, Gas, Glass Doors, Master Bedroom, Wood Burning                                                                   |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | Finished, Full                                                                                                                                        |

## Exterior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard, Rain Barrel/Cistern(s), Rain Gutters, Storage                                                        |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Lawn, Many Trees, Rolling Slope, Views, Sloped Down |
| Roof              | Clay Tile                                                                                                                            |
| Construction      | Wood Frame                                                                                                                           |
| Foundation        | Poured Concrete                                                                                                                      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 39              |
| Zoning         | CR              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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