

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

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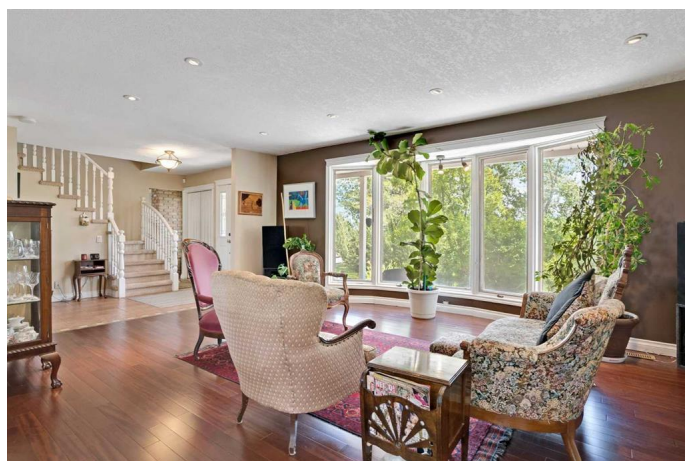
MLS® #A2239377

**\$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, Natural Gas Paid, Phone Connected
Parking Spaces	6
Parking	Additional Parking, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, RV Access/Parking,

	Aggregate, Driveway
# of Garages	2

### Interior

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

### Exterior

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

### Additional Information

Date Listed	July 18th, 2025
Days on Market	12
Zoning	CR

### Listing Details

Listing Office	RE/MAX Complete Realty
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