

\$1,199,900 - 80057 Highwood Meadows Drive E, Rural Foothills County

MLS® #A2231183

\$1,199,900

4 Bedroom, 3.00 Bathroom, 1,558 sqft
Residential on 2.13 Acres

Highwood Meadows, Rural Foothills County,
Alberta

Welcome to acreage living at its finest in the sought-after Highwood Meadows subdivision—nestled on 2.13 BEAUTIFULLY LANDSCAPED acres just west of the iconic Saskatoon Farm. This UPDATED WALKOUT BUNGALOW seamlessly blends MODERN FARMHOUSE charm with SERENE COUNTRY LIVING, offering over 1,500 sq ft on the main level and room to grow in the partially finished lower level. Step inside to discover a bright and open living room with soaring VAULTED ceilings, HAND-SCRAPED HARDWOOD floors, and FLOOR-TO-CEILING WINDOWS that flood the space with natural light. A cozy gas fireplace, with TRAVERTINE TILE and a CEDAR MANTLE, creates a warm and inviting focal point. The dining area showcases UPDATED LIGHTING, stylish SHIPLAP feature walls, and direct access to a COVERED DECK—perfect for indoor-outdoor entertaining. The kitchen is complete with CEILING HEIGHT SOFT CLOSE CABINETRY, travertine tile backsplash, UNDERMOUNT LIGHTING, and easy access to the MAIN FLOOR LAUNDRY and mudroom. The primary suite overlooks the private backyard with a WALK-IN CLOSET and a 4-piece ENSUITE featuring a GRANITE VANITY, JETTED TUB, and separate GLASS/TILE SHOWER. Two additional bedrooms and another full 4-piece bathroom



complete the main floor. Downstairs, the WALKOUT BASEMENT is drywalled with ELECTRICAL & PLUMBING COMPLETED—ready for your finishing touches. The spacious layout offers a MASSIVE REC/GAMES ROOM perfect for entertaining, a 4TH bedroom, a 2-piece bath, and a dedicated GYM SPACE. Step outside to the LOWER PATIO and enjoy evenings around the FIRE PIT. Additional features include: NEW WINDOWS along the back of the home, Oversized HEATED double attached GARAGE with adjacent asphalt parking pad, INVISIBLE FENCING for pets, POWERED GREENHOUSE and dedicated GARDEN AREA. Easy access to Okotoks and a short commute to Calgary. This property offers the peace and privacy of acreage living with all the conveniences of city life just minutes away. Don't miss your chance to own this exceptional home!

Built in 1994

Essential Information

MLS® #	A2231183
Price	\$1,199,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,558
Acres	2.13
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address 80057 Highwood Meadows Drive E

Subdivision	Highwood Meadows
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 4Y9

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
-------------------	---

Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Water Softener
------------	---

Heating	Forced Air
---------	------------

Cooling	Central Air
---------	-------------

Fireplace	Yes
-----------	-----

# of Fireplaces	1
-----------------	---

Fireplaces	Gas
------------	-----

Has Basement	Yes
--------------	-----

Basement	Full, Partially Finished, Walk-Out
----------	------------------------------------

Exterior

Exterior Features	Fire Pit, Garden, Other, Private Yard
-------------------	---------------------------------------

Lot Description	Garden, Gentle Sloping, Landscaped, Private, Treed
-----------------	--

Roof	Asphalt Shingle
------	-----------------

Construction	Vinyl Siding, Wood Frame
--------------	--------------------------

Foundation	Poured Concrete
------------	-----------------

Additional Information

Date Listed	June 20th, 2025
-------------	-----------------

Days on Market	65
----------------	----

Zoning	CR
--------	----

Listing Details

Listing Office	eXp Realty
----------------	------------

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.