

# \$1,245,000 - 80057 Highwood Meadows Drive E, Rural Foothills County

---

MLS® #A2231183

**\$1,245,000**

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          | \$1,245,000                      |
| 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, Water Softener, Window Coverings                                                         |
| 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 | 59              |
| Zoning         | CR              |

### Listing Details

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

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