

# \$1,199,900 - 242118 White Post Lane W, Rural Foothills County

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MLS® #A2211390

**\$1,199,900**

3 Bedroom, 3.00 Bathroom, 2,433 sqft  
Residential on 2.18 Acres

White Post Lane Est, Rural Foothills County,  
Alberta

This newly upgraded and impeccably maintained two-story estate sits on a picturesque 2.18-acre lot in coveted White Post Lane Estates, just 15 minutes from Calgary. Surrounded by mature trees and lush landscaping, this serene retreat features a paved driveway with electric gate, breathtaking views, and total privacy.

Offering over 3,700 sq ft of beautifully updated living space, this home blends timeless country charm with modern luxury. Step inside to a welcoming foyer with soaring vaulted ceilings and abundant natural light from triple-pane windows. The heart of the home is the renovated modern farmhouse kitchen, complete with a large island and apron sink, new appliances, pot filler, Insta-hot tap, coffee station, and a pantry loaded with storage. A cozy built-in bay window bench offers a perfect spot to take in the rolling views while sipping your morning coffee.

The main floor also features a front living room, a formal dining room with new French doors leading to a low-maintenance composite deck, and a spacious den/family room with a gas fireplace framed by a beautiful stone mantle and built-in cabinetry. A thoughtfully designed farmhouse mudroom/laundry room with sink and a 3-piece bathroom round out the main level.

Upstairs, the primary retreat overlooks the



peaceful backyard and features a large walk-in closet and private 3-piece ensuite. Two more generously sized bedrooms include one with a newly renovated ensuite.

The open-concept basement is ready for recreation, a home gym, or future development (basement bathroom roughed-in). An oversized heated double garage includes indoor RV parking, an EV charger and a workshop area – a dream for hobbyists and adventure lovers.

Outdoors, the charm continues with a wraparound porch leading to a front deck with powered louvered awning and hot tub – a perfect space to unwind while soaking in spectacular prairie sunsets. The expansive backyard includes a fenced vegetable garden, chicken coop, tasteful rock water feature, and a grove of mature trees and shrubs that ensure both beauty and privacy. Invisible fence for your furry friends included!

Further upgrades include a new high-efficiency furnace, new hot water tank, upgraded attic insulation, radon mitigation installation, newer windows and phantom screens.

Country living, close to everything including top-rated schools of all levels - 12 min to Red Deer Lake School, 11 mins to Tanbridge Academy (Private) K-9 and just 16 mins to All Saints High School, Calgary.

Whether you're looking for peace and privacy, room to grow, or just a gorgeous forever home near the city – this one truly has it all.

Built in 1979

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | A2211390    |
| Price  | \$1,199,900 |

|                |                                  |
|----------------|----------------------------------|
| Bedrooms       | 3                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 2,433                            |
| Acres          | 2.18                             |
| Year Built     | 1979                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 242118 White Post Lane W |
| Subdivision | White Post Lane Est      |
| City        | Rural Foothills County   |
| County      | Foothills County         |
| Province    | Alberta                  |
| Postal Code | T1S 3K3                  |

### Amenities

|                |                                                                                                                                                                                                                                                               |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Cable Internet Access, Electricity Connected, Garbage Collection, Natural Gas Connected, Satellite Internet Available, Sewer Connected, Water Connected                                                                                                       |
| Parking Spaces | 5                                                                                                                                                                                                                                                             |
| Parking        | Additional Parking, Asphalt, Concrete Driveway, Double Garage Attached, Electric Gate, In Garage Electric Vehicle Charging Station(s), Garage Door Opener, Garage Faces Side, Heated Garage, Insulated, Oversized, Paved, Secured, Tandem, Workshop in Garage |
| # of Garages   | 2                                                                                                                                                                                                                                                             |

### Interior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Walk-In Closet(s), Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, Central Vacuum, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Storage |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Humidifier, Instant Hot Water, Microwave, Oven, Water Softener          |
| Heating           | Forced Air, Fireplace(s), High Efficiency                                                                                                                         |
| Cooling           | None                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                               |

|                 |                |
|-----------------|----------------|
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                                                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Awning(s), Balcony, BBQ gas line, Garden, Storage                                                                                                                                                                                                        |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Fruit Trees/Shrub(s), Front Yard, Garden, Gazebo, Gentle Sloping, Lawn, Landscaped, Many Trees, No Neighbours Behind, Pie Shaped Lot, Rolling Slope, Treed, Views, Waterfall |
| Roof              | Asphalt Shingle                                                                                                                                                                                                                                          |
| Construction      | Wood Frame, Stucco                                                                                                                                                                                                                                       |
| Foundation        | Poured Concrete                                                                                                                                                                                                                                          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 13th, 2025 |
| Days on Market | 8                |
| Zoning         | CR               |

## Listing Details

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Property Solutions Real Estate Group Inc. |
|----------------|-------------------------------------------|

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