

\$3,700,000 - 128164 2239 Drive W, Rural Foothills County

MLS® #A2048460

\$3,700,000

3 Bedroom, 2.00 Bathroom, 1,628 sqft
Residential on 260.00 Acres

NONE, Rural Foothills County, Alberta

Not often can you acquire such a large property (260 acres with 2 separate titles) in the Foothills County only 15 minutes to the SW area of Calgary. Imagine living on top of the world as the home quarter has 360 degree views of the beautiful Foothills, the Calgary skyline in the distance and the multi-section, protected Sandy Cross Conservation lands to the west. Entry to property has 2 beautiful spring fed ponds which are home to various birds. Live a very private lifestyle with loads of space to enjoy peace and quiet, nature, big sky views, wonderful vistas, have animals and still be quite close to Calgary. The 100-acre parcel also has lovely pastoral views. Lands have a nice mixture of open grazing areas, natural tree clusters, level portions of land and rolling land areas. There are very well kept, solid homes on both the 160 acres (over 2900 sq. ft. w/o Bi-level) and 100 acres (over 3,300 sq. ft. w/o cedar bungalow) that make up the total 260 acres. There are outbuildings (approx. 3,637 sq. ft. on the 160 acres and 2 x approx. 5,000 sq. ft.) on the 110 acres, which include hay sheds, workshops and a smaller riding arena (4,452 sq. ft.) attached to the home on the 160 acres. Either 'live in' and renovate or build a new dream home with lots of glass to take in the spectacular views! Given there are homes on both parcels this is a chance to share a large land holding within a family, as the current owners of these lands



have done for many years. The cedar home on the 100 has been renovated on the main floor and has a strong artesian well supplying water to it and the home on the 160 has a well and very large cistern that gathers rainwater for additional water supply (owner having been conservation minded and did various innovative things to the property for the vintage). Private showings only. Sellers have asked no driving on the land without listing realtor permission.

Built in 1990

Essential Information

MLS® #	A2048460
Price	\$3,700,000
Sold Price	\$3,100,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,628
Acres	260.00
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Sold

Community Information

Address	128164 2239 Drive W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 3E9

Amenities

Utilities	Electricity Paid For, Natural Gas Connected, See Remarks, Water Paid
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	For
Parking	Double Garage Attached

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Refrigerator, Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Gray Water System, Private Entrance, Rain Barrel/Cistern(s)
Lot Description	Pasture, Rolling Slope, See Remarks, Views
Roof	Metal
Construction	Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2023
Date Sold	April 10th, 2024
Days on Market	323
Zoning	Agricultural
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE SOLUTIONS
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