

\$1,160,000 - 370221 70 Street W, Rural Foothills County

MLS® #A2052878

\$1,160,000

4 Bedroom, 3.00 Bathroom, 3,167 sqft

Residential on 9.32 Acres

NONE, Rural Foothills County, Alberta

LIVE | WORK | PLAY! | HORSE PROPERTY | 9.32 ACRES LOADED with features | WORK AT HOME! office space on the upper level or basement + | FENCED 50% of the land is setup for horses. | MODERN 1000 sq ft HEATED BARN w heated LOFT STUDIO with BALCONY| DIRT TRACK WITH SEATING for EQUESTIAN or DIRT BIKE, GO CART etc | LARGE MODERN SHOP MANCAVE is heated, 220 power HI ceilings suitable for CLASSIC CAR or MOTORCYCLE BUILDING or STORAGE | 3256 sq ft HOUSE w WRAP AROUND DECK and POND | 4 BEDROOMS | LARGE ENTERTAINING ROOM w wall of windows and FIREPLACE|GOURMET KITCHEN | LARGE DINING ROOM | CATHEDRAL WINDOW FEATURE w MOUNTAIN VIEW | LARGE MASTER BEDROOM w BALCONY, ENSUITE w MULTI HEAD SHOWER and STEAM | | LARGE DEVELOPED BASEMENT built w ICF blocks | TRIPLE OVERSIZED HEATED ATTACHED GARAGE | SEPTIC large enough for many guests. | MODERN WATER SYSTEM w 1000 gal cistern | ALL NEW PAVEMENT w LARGE parking area | Large 2 storey home main level boasts a large Entertaining / Rec / Family room with Fireplace, Wet Bar and large windows. There is a gourmet kitchen loaded with stainless steel appliances, granite counter tops, island and 2 sinks and a separate dining room. There is also a great room with vaulted ceilings, floor to ceiling stone work on the fireplace, cathedral window w MOUNTAIN



VIEWS (cathedral windows new Jan 2023). The main level is rounded out with a 3-piece bath, laundry and a mud room coming off the heated 3 car garage. The upper-level features a master suite with a balcony, walk-in closet and a large ensuite with dual vanities and a multi head shower with steam. There is a computer / office area, 4-piece bath and 3 more good-sized bedrooms. Basement level features a large family / flex room, 3-piece bath, hi-tech mechanical room and a semi finished exercise area. The outside features a wrap around deck with Hot Tub and covered area facing the pond. Shop is fully finished with new commercial flooring, heat and 220 power and there is a racetrack just outside. New pavement connects the property to main road. There is animal shelter and new barn featuring a finished heated Loft suitable for a studio or office and it has a balcony. This is a must-see property if you are looking for extra room and features! Shop is 32 x 26, barn is 24 x 23 built in 2020. Roofs on house barn and shop redone 2020. QUICK ACCESS TO CALGARY, OKOTOKS or THE MOUNTAINS!

Built in 2006

Essential Information

MLS® #	A2052878
Price	\$1,160,000
Sold Price	\$1,140,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,167
Acres	9.32
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence

Status Sold

Community Information

Address 370221 70 Street W
Subdivision NONE
City Rural Foothills County
County Foothills County
Province Alberta
Postal Code T1S 1A1

Amenities

Parking Spaces 10
Parking 220 Volt Wiring, Additional Parking, Asphalt, Double Garage Detached, Driveway, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Off Street, Oversized, Parking Pad, RV Access/Parking, See Remarks, Triple Garage Attached

Interior

Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Garage Control(s), Range Hood, Refrigerator, Tankless Water Heater, Warming Drawer, Washer/Dryer, Water Softener, Window Coverings
Heating High Efficiency, In Floor, Fireplace(s), Forced Air, Hot Water, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Brick Facing, Circulating, Family Room, Gas, Glass Doors, Mantle, Recreation Room, Wood Burning
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Dog Run, Garden, Kennel, Playground, Private Yard, Storage
Lot Description Back Yard, Cleared, Corner Lot, Creek/River/Stream/Pond, Dog Run Fenced In, Desert Back, Few Trees, No Neighbours Behind, Landscaped, Level, Yard Lights, Pasture, Paved, Rectangular Lot, Treed

Roof	Cedar Shake
Construction	Composite Siding, ICFs (Insulated Concrete Forms), Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 31st, 2023
Date Sold	November 22nd, 2023
Days on Market	175
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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