

\$1,050,000 - 272112 Plummers Road W, Rural Foothills County

MLS® #A2082737

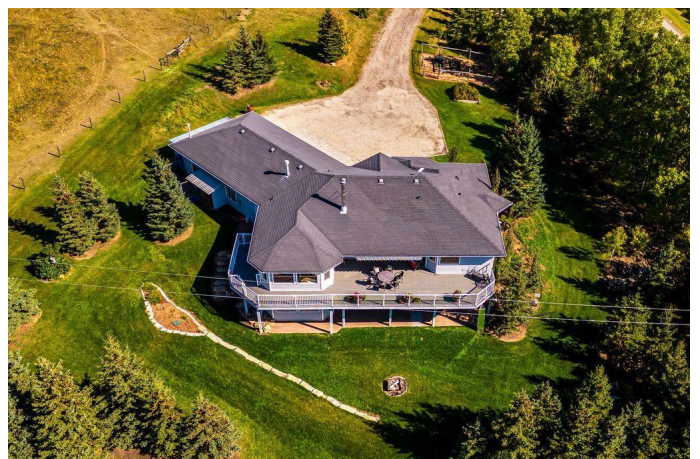
\$1,050,000

3 Bedroom, 3.00 Bathroom, 1,859 sqft
Residential on 4.41 Acres

NONE, Rural Foothills County, Alberta

Located in the gorgeous Millarville area of the Foothills, this beautiful walk-out bungalow offers over 3700 sqft of developed space with vaulted ceilings, open concept, many windows and sits on 4.4 acres. You will find 2 bedrooms upstairs, including a large primary bedroom with a walk-in closet and a 5-piece ensuite. A main floor office (could be used as another bedroom), another full bathroom and a great open-concept layout in the living room, dining room and kitchen area. You will find ample cabinets, granite countertops, stainless steel appliances, a sizeable island with a second sink, and a breakfast bar in the kitchen. The mudroom has additional cabinets, a 3rd sink and a hookup for your laundry (currently second fridge). Downstairs, an enormous family/rec room, an exercise room, a large storage room (currently used as a laundry room), another considerably sized bedroom with beamed ceilings and a fully renovated bathroom.

The home has in-floor radiant heating in the basement, and a wood-burning stove upstairs, which greatly saves on the heating in the winter. A new hot water tank, new parking pad, and new paver deck pad outside of the basement were recently done on the home. The oversized attached triple garage offers 220v power on the garage workshop side and has its own separate entrance to the walk-out



basement.

Outside, Carrigana, shrubs have been planted along the south fence and 100 evergreen trees (tree farm) in the front triangle and in the back along the road. The property is cross-fenced on the west side, with pastures for all your animals (currently 3 animal units are allowed). There is 120v power in the horse shelter and the horse water is automatic and heated, so you can have water all year round. Exceptional water well with a Wi-Fi underground irrigation system for turf and planters, hose bibs throughout for ease of car washing and animal watering.

This property has one of the best locations with only a quick 20-minute drive to Calgary, 25 minutes to Okotoks, and 15 minutes to Diamond Valley. The sought-after Brown Lowery Provincial Park is only a 3-minute drive and offers views of the front ranges of the Rocky Mountains, lots of wildlife, and 12 kilometres of rustic trails. Kananaskis country trails are only a 20-minute drive and you are 25 minutes to the West Bragg Creek trail system.

If you've been searching for a property that provides you with a great space to entertain your family and friends and enables you to utilize many areas for your animals, then this is your dream spot away from the big city! Book your private showing today! Watch the video above; a 3D tour is available upon request.

Built in 1998

Essential Information

MLS® #	A2082737
Price	\$1,050,000
Sold Price	\$1,000,000

Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,859
Acres	4.41
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	272112 Plummers Road W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1K0

Amenities

Parking	RV Access/Parking, Triple Garage Attached
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Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Water Heater, Garage Control(s), Gas Cooktop, Gas Oven, Refrigerator, Washer, Water Purifier, Water Softener
Heating	Fireplace(s), Forced Air, Natural Gas, Radiant, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Walk-Up To Grade

Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Storage
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Lot Description	Triangular Lot, Fruit Trees/Shrub(s), Garden, Low Maintenance Landscape, No Neighbours Behind, Private, Treed, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	September 22nd, 2023
Date Sold	December 15th, 2023
Days on Market	84
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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