

\$949,000 - 176007 166 Avenue W, Rural Foothills County

MLS® #A2110494

\$949,000

2 Bedroom, 2.00 Bathroom, 1,542 sqft
Residential on 4.29 Acres

NONE, Rural Foothills County, Alberta

Escape the hustle and bustle of city life without sacrificing convenience with this charming bungalow nestled on 4+ acres of serene countryside. Just a quick 30-minute commute downtown, this idyllic retreat offers the perfect blend of tranquility and accessibility.

Step onto the inviting TREX decks and breathe in the fresh air as you take in the natural beauty that surrounds you. Adorned with two captivating reclaimed tire sculptures crafted by a local artist, each piece - Wildrose I above the garage door and Wildrose II above the front entrance - adds a touch of whimsy and character to the home's exterior.

Inside, discover modern comfort, the main floor is bright and airy allowing ample natural light. Throughout the house, granite countertops, all with tiny garnets embedded, offer both elegance and a nod to January's birthstone. The home showcases a lavish primary suite on the upper level, complete with an ample walk-in closet and an expansive bathroom. Downstairs, the residence boasts one bedroom, two generous living spaces, and the potential to easily convert one living area into a third bedroom. A cleverly situated full bathroom tucked away under the stairs maximizes space efficiently. Additionally, the property features a walk-out basement, enhancing the home's accessibility and



offering versatile use of space. The thoughtful upgrades continue with a newly paved front (2018) and siding redo with insulation (2022), ensuring both durability and energy efficiency.

For added peace of mind, the septic field underwent a re-dig in September 2017, while a new furnace installed in January 2023 promises cozy winters ahead. Outside, the landscape comes alive with the delicate pink blooms of French hay called sainfoin, adding a splash of color to the property each June.

With its unique features and unparalleled tranquility, this property offers a one-of-a-kind opportunity to escape the urban hustle while still enjoying the convenience of city living. Don't miss your chance to make this retreat your own slice of paradise.

Built in 2003

Essential Information

MLS® #	A2110494
Price	\$949,000
Sold Price	\$930,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,542
Acres	4.29
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	176007 166 Avenue W
Subdivision	NONE

City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 0Z7

Amenities

Parking	Double Garage Detached
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Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Treed
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	March 15th, 2024
Days on Market	15
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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