

\$1,400,000 - 306016 240 Street W, Rural Foothills County

MLS® #A2114621

\$1,400,000

4 Bedroom, 4.00 Bathroom, 1,860 sqft
Residential on 9.81 Acres

NONE, Rural Foothills County, Alberta

Welcome to your dream acreage! Nestled on 10 acres, this haven boasts a million-dollar view stealing the spotlight with stunning sunrises and sunsets, surrounded by rolling hills and majestic mountains. Ideal for wildlife enthusiasts and horse lovers, it features 2 water troughs, corrals, and space for your barn or shop. Water and power are ready for a hassle-free setup, complemented by a convenient riding ring. The 4-bed, 3.5-bath house exudes rustic charm and open-concept living, with vaulted ceilings adding to its spacious allure. Revel in panoramic views from the wrap-around deck. Practicality meets coziness with in-floor heating in the foyer, basement, and an oversized double garage, equipped with a workshop for car/truck enthusiasts. A new boiler, installed in spring 2023, ensures comfort year-round. One of the bedrooms in the basement would be perfect as an office, offering a serene workspace with a view. Adding to the charm, a quaint cabin with a fireplace awaits. Recent septic system cleaning and proximity to a K-8 elementary school (just minutes away) and a high school (15 minutes) enhance the appeal. Don't miss the chance to call this picturesque property home! The sellers have partnered with a talented interior designer, providing stunning renderings for potential buyers interested in renovations. They've also secured a certified construction company to bring these visions to



life, and there's an attractive renovation incentive on the table. It's a compelling package for anyone considering a home transformation.

Built in 2008

Essential Information

MLS® #	A2114621
Price	\$1,400,000
Sold Price	\$1,270,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,860
Acres	9.81
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	A-Frame, Acreage with Residence
Status	Sold

Community Information

Address	306016 240 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L1K0

Amenities

Parking Spaces	10
Parking	Double Garage Attached, RV Access/Parking

Interior

Interior Features	Beamed Ceilings, Built-in Features, French Door, Granite Counters, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator,

	Washer/Dryer, Window Coverings
Heating	Boiler, In Floor, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Farm, Pasture, Private, Views
Roof	Metal
Construction	Cedar, Concrete, Post & Beam, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	June 2nd, 2024
Days on Market	80
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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