

\$2,000,000 - 80131 434 Avenue W, Rural Foothills County

MLS® #A2124798

\$2,000,000

3 Bedroom, 3.00 Bathroom, 1,508 sqft
Residential on 134.44 Acres

NONE, Rural Foothills County, Alberta

More than amazing property here located within the perfect triangle of 4 great towns!! Okotoks, High River, Black Diamond, Turner Valley. All within 15 min the longest. Just off 434 paved highway and nestled into 134+- acres of rolling beautiful contour and topography! Full on MOUNTAIN views, with private setting. Fully developed Walk out bungalow with heated attached dbl garage with many features including custom built cabinetry, main floor laundry, huge and welcoming the mountains are the west side windows and deck! Great plan with plenty of space . 54 X 100 full on deluxe dream shop !!! YES you read that size right !!! Divided into two areas, this shop has a 2 pc bath, a small kitchen bar, office, man cave , 2 - 14 X 16 ft over head automatic doors, walls are 16 ft high, 2 man doors, 3 X 220 power plugs. An upscaled sump system, infrared heaters , H & C running water ! Huge barn 40 X 50 with a stall plus one portable that would stay . Land is magnificent !! Rolling with mountain views, trees, Spring creek runs through property seasonally , a registered dug out which is full 365 days a year !!! Stand by generator is supplied and included. Upgrades for house include new shingles in 2019, Blanco sinks in kitchen (one farm style and one veggie sink) , New low flush toilets, dishwasher and washer and dryer . Turret style roof line on the west side of home brings a sweet sunny family



room with exposed timbers and a west wall of windows for the view to live for !!! Nice natural decor through out with some nice kitchen features including huge island banked full of storage, specific storage areas for baking pans, lazy susan, and adding that there is a veggie sink and farm sink that overlooks the mountains. Views from all west side of home including basement walk out windows deliver amazing views always !! Land is cross fenced, there are panels set up to paddock the horses outside the barn. auto waterers, hydrant, and a great providing well. All maintenance is up to date, land owned by " Land Stewards" !! Seasonal " Spring Creek" flows through south end of property. Rolling land provides super drainage plus privacy and a great property to raise livestock . Land goes up the hill to the top row of trees to the south. Its a beautiful piece of land with more than amazing views. Owner also leases the road allowance on the east side of property which is a huge plus. (neighbor and owner in the past had shared year over year) Great well flow and good water . New fencing recently, and some nice trees and landscape to add.. Check it out, this one is a specialty with no doubt.. More info available upon request. Drone photos to be added within a day.

Built in 2002

Essential Information

MLS® #	A2124798
Price	\$2,000,000
Sold Price	\$1,950,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,508
Acres	134.44
Year Built	2002

Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	80131 434 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S1A7

Amenities

Utilities	Electricity Available, Natural Gas Connected
Parking Spaces	2
Parking	220 Volt Wiring, Additional Parking, Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, Oversized, Parking Pad, RV Access/Parking, See Remarks

Interior

Interior Features	Closet Organizers, Crown Molding, French Door, Kitchen Island, Skylight(s), Vaulted Ceiling(s), Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Satellite TV Dish, See Remarks, Washer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Blower Fan, Dining Room, Family Room, Free Standing, Gas, Great Room, Three-Sided, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Dog Run, Garden, Private Yard, RV Hookup, Storage
Lot Description	Back Yard, Dog Run Fenced In, Farm, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Gentle Sloping, Landscaped, Seasonal Water, Many Trees, Meadow, Native Plants, Pasture, Private, Rolling Slope, See

	Remarks, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 22nd, 2024
Date Sold	May 10th, 2024
Days on Market	17
Zoning	A
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Foothills Real Estate
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