

\$745,000 - 306209 304 Street E, Rural Foothills County

MLS® #A2131996

\$745,000

2 Bedroom, 2.00 Bathroom, 1,376 sqft

Residential on 5.00 Acres

NONE, Rural Foothills County, Alberta

Nestled in between farmland and surrounded by trees, you will find the most peaceful space you could imagine...a place where you can breathe and just enjoy life. Quaint country home of which the original homestead boasts gleaming wood beams and baseboards. Additions throughout the years (1960's) to the original home make it a great space for family. Exterior is maintenance free with vinyl siding and this house was built solid (they don't make them like they used to!). Original dirt basement has been replaced with concrete. Main floor is bright and warm with large "mud room", country kitchen with flour and sugar bins plus plate rails in the cupboards, large eating area, huge corner pantry, stacked laundry in closet, cozy nook to relax and read, huge living room, two full baths, primary and second bedroom, both with large closets containing built-ins, and an office/den which could be used for a third bedroom. Basement has 376 sq ft developed space with another laundry area & huge family room. There is also 452 sq ft of undeveloped space which includes the mechanical room and tons of storage. Incredible amount of storage throughout upstairs and down. Wander outside to the guest cabin which has a bedroom and living room (the bedroom was originally the grounds keeper's!), and outhouse! Next to this you will find a beautiful garden & rock waterfall. A little further along you will come to the huge heated shop (220v/100 amp) which has a storage shed attached at the back, and an incredible



outdoor kitchen which includes custom made bar, gas bbq, bar fridge, outdoor lights and pressure treated decking. This is an amazing gathering place! There is 2.5 acres of pasture and a large fire pit area. The barn has 3 paddocks & tack room (220v/30 amp). Shelter on each side of the barn offers space for farm equipment and/or could be used as a carport. Upstairs is an amazing area with unlimited uses. 6 skylights bring in natural light. Detached garage offers more storage space (220v/100amp). There are two wells on the property and equipment has been relocated to the main home basement. Two huge garden areas have been freshly plowed and are waiting to be planted. There is also a tomato shed at the side of the barn. Beautiful area at the front of the property which has been used for a "friend & family" campground. This is total nature and a true sense of turning back time from picking up your mail at the end of your driveway at your red mailbox (mailing there too!), the resident owls, moose wandering through, an occasional eagle, the goose that just had her goslings to the opportunity to "live off the land". Rain barrels throughout, water access in several locations, compost piles to get started and lots of wood for the firepit. Trees throughout this property are amazing. All located within 30 minutes or so to Okotoks, Calgary & High River. Aspen Crossing, Mossleigh and Carseland are about 15 minutes away. This is a "must see" to appreciate the property. Come visit and decompress today!

Essential Information

MLS® #	A2131996
Price	\$745,000
Sold Price	\$780,000
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	1,376
Acres	5.00
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	306209 304 Street E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0J0

Amenities

Utilities	Electricity Connected, Natural Gas Available, Phone Available
Parking	Carport, Covered, Outside

Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), Central Vacuum, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Freezer, Gas Stove, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Garden, Outdoor Kitchen, Rain Barrel/Cistern(s), Storage
Lot Description	Farm, Many Trees, Pasture, Rectangular Lot, Secluded, Treed, Waterfall
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 17th, 2024
Date Sold	May 22nd, 2024
Days on Market	4
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office RE/MAX iRealty Innovations

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.