

# \$965,000 - 192098 242 Avenue W, Rural Foothills County

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MLS® #A2132878

**\$965,000**

3 Bedroom, 3.00 Bathroom, 1,402 sqft  
Residential on 7.44 Acres

NONE, Rural Foothills County, Alberta

Escape the hustle and bustle of Calgary with your very own dream retreat nestled on 7.44 acres of pristine land. This property boasts breathtaking views of rocky mountains on one side and an expansive 8.5-acre pond on the other, offering you serene waterfront living. Built in 2013, the boutique custom-designed residence features 3 bedrooms, 2 and a half baths. Main floor is cozy and also features the primary bedroom with walkin closet and full ensuite. Basement is unfinished and has large windows- so many options for future development. Despite its modest square footage, every inch of this home is maximized for comfort and functionality. Conveniently located southwest of Calgary, in Foothills County, this property is just a 15 minute drive on paved roads to all the big city conveniences such as major shopping centers like Walmart, Home Depot, and Costco, as well as outdoor recreational facilities such as Priddis Green Golf Club, Bragg Creek and Kananaskis.

Embrace a lifestyle envied by all, where you can enjoy the tranquility of nature without being isolated from city amenities. Spend summer enjoying the variety of birds that the pond attracts, and winter snowshoeing or cross-country skiing around your own private trails. Enjoy harvesting Boletus mushrooms and hand-picked berries. The well-built chicken coop ensures a daily supply of organic



eggs, while wildlife sightings of deer, moose, various waterfowl, and the soothing sounds of frogs singing add to the idyllic ambiance.

Unlock the full potential of this property with an extension to the existing structure. Plans are included to add over 2500 SF of living space and a triple garage.

Built in 2012

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2132878                         |
| Price          | \$965,000                        |
| Sold Price     | \$955,000                        |
| Bedrooms       | 3                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,402                            |
| Acres          | 7.44                             |
| Year Built     | 2012                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Sold                             |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 192098 242 Avenue W    |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S 3A1                |

**Amenities**

|                |                                                                                  |
|----------------|----------------------------------------------------------------------------------|
| Utilities      | Natural Gas Paid, Electricity Available, Natural Gas Connected, Heating Paid For |
| Parking Spaces | 8                                                                                |

|         |                                          |
|---------|------------------------------------------|
| Parking | Gravel Driveway, Off Street, Parking Pad |
|---------|------------------------------------------|

## Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | Central Air                                             |
| Fireplace         | Yes                                                     |
| # of Fireplaces   | 1                                                       |
| Fireplaces        | Brick Facing, Living Room, Wood Burning                 |
| Has Basement      | Yes                                                     |
| Basement          | Full, Unfinished                                        |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Fire Pit, Garden                       |
| Lot Description   | Garden, Irregular Lot, Treed           |
| Roof              | Asphalt Shingle                        |
| Construction      | Composite Siding, Concrete, Wood Frame |
| Foundation        | Poured Concrete                        |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 17th, 2024 |
| Date Sold      | June 2nd, 2024 |
| Days on Market | 16             |
| Zoning         | CR             |
| HOA Fees       | 0.00           |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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