

\$1,225,000 - 242042 White Post Lane W, Rural Foothills County

MLS® #A2134164

\$1,225,000

4 Bedroom, 4.00 Bathroom, 2,319 sqft
Residential on 2.03 Acres

White Post Lane Est, Rural Foothills County,
Alberta

Acreage living only 15 minutes from the city this acreage is perfectly situated on 2.03 acres of perfectly manicured yard with mature trees (including cottonwood, spruce, lilac, willow, and choke cherries) offering privacy and tranquility. The nature continues with this property in the wildlife seen in the area including owls, deer, moose, coyotes and foxes! You can drive on pavement right up to your sprawling walkout bungalow with an attached garage or head up to the triple detached garage where you've got plenty of space for projects and parking for your RV or travel trailer. This property offers great quality water through the local water co-op. Inside the house you've got over 3,900 sq ft of usable space between 2 levels - starting upstairs you've got a large front entry flanked by a large living room complete with a valor gas fireplace and formal dining room which leads into your large Kitchen with quartz counters, hickory hardwood cabinets and stainless steel appliances with patio doors leading to your massive wrap around deck and patio space where you can relax and enjoy the sun throughout the day. The main floor has a rear porch laundry room with separate 1 pc bath, an open office off the kitchen, 2 large secondary bedrooms and a 5 PC bath with double vanity and heated tile floors. The primary retreat is 18' x 20'8" with lots of



windows, 2 large closets and 3 PC ensuite with large vanity, vessel sink and heated tile floors. The basement is a beautiful walkout with large windows for natural light a huge rec room with an electric fireplace, full country kitchen and full 4 PC Bath as well as another large bedroom and plenty of storage. This one is move in ready with many updates over the last 10 years including flooring, roofing, windows, hot water tank, furnaces, bathroom fixtures. Book a showing, move in and enjoy the wildlife, privacy and tranquility of White Post Lane!

Built in 1978

Essential Information

MLS® #	A2134164
Price	\$1,225,000
Sold Price	\$1,190,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,319
Acres	2.03
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	242042 White Post Lane W
Subdivision	White Post Lane Est
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T2J 5G5

Amenities

Utilities	Natural Gas Connected
Parking Spaces	12
Parking	220 Volt Wiring, Additional Parking, Asphalt, Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Garage Faces Side, Heated Garage, Insulated, Oversized, Parking Pad, RV Access/Parking, Triple Garage Detached, Workshop in Garage

Interior

Interior Features	Ceiling Fan(s), Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Blower Fan, Electric, Gas, Living Room, Mantle, Recreation Room, Stone
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Lighting, Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours Behind, Landscaped, Many Trees, Private, Sloped, Wooded
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 24th, 2024
Date Sold	June 21st, 2024
Days on Market	28
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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