

\$2,195,000 - 210210 274 Avenue W, Rural Foothills County

MLS® #A2140396

\$2,195,000

2 Bedroom, 2.00 Bathroom, 1,901 sqft
Residential on 69.99 Acres

NONE, Rural Foothills County, Alberta

A spectacular property very well set up for horses and offering great revenue potential with boarding of horses! This 70 Acre property is amazing with its rolling gentle slopes and views! Features that provide a perfect home for horses, with an 85' x 205' outdoor arena built to commercial specs, approximately 7000 ft of newer post and rail fencing, 4 Richie outdoor waterers, 6 shelters, 5 large field pastures and 6 smaller day turnouts! Enter the property through the Automatic Command Gate and start the experience while driving up to the Log Home and Garage. This home has had a complete interior renovation in 2020, All new vinyl windows in 2018 and a New High Efficiency furnace and tankless hot water this year! With 2 bedrooms, an open to below loft, vaulted ceilings, gas fireplace and beautiful kitchen you can just move in and enjoy this story book setting! The garage, shed and Barn are all log buildings and were refinished and re-chinked in 2016. If you like to entertain you have a massive cedar deck with tremendous views for your guests to enjoy. The roofline extends over part of the deck so your protected from weather when the bar-b-q is going if necessary! If some guests need to stay the night you have a cozy 16' x 12' cabin space for them, nestled into the trees beside the seasonal creek that runs through the trees. Your horses can enjoy the surroundings as



well with a heated 3 stall barn, with its own power panel and also including hot and cold water.. Lots of open field with smooth wire fence and of course the rest is post and rail. The oversized double garage is insulated and heated so great for vehicles or as a shop! With a location close to Calgary, Priddis, Diamond Valley and Okotoks, services are never far away. Roads are paved to the property and there are some excellent locations for future building of an indoor equestrian facility or even possibly a second home (Subject to Foothills County Approvals Process). Properties like this are rare so don't miss the opportunity to make it yours!

Built in 1989

Essential Information

MLS® #	A2140396
Price	\$2,195,000
Sold Price	\$1,930,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,901
Acres	69.99
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 Storey
Status	Sold

Community Information

Address	210210 274 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 5R3

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking	Double Garage Detached, Electric Gate, Garage Door Opener, Gravel Driveway, Heated Garage, Insulated, Oversized, Parking Pad

Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), Granite Counters, High Ceilings, Vinyl Windows, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s)
Appliances	Bar Fridge, Dishwasher, Double Oven, Dryer, Garburator, Garage Control(s), Gas Range, Refrigerator, Range Hood, See Remarks, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air, Fireplace(s), High Efficiency, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle, Stone
Has Basement	Yes
Basement	Crawl Space, Partial

Exterior

Exterior Features	BBQ gas line
Lot Description	Cleared, Creek/River/Stream/Pond, Farm, Pasture, Rolling Slope
Roof	Metal
Construction	Log
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	December 6th, 2024
Days on Market	175
Zoning	A
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
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