

\$1,295,000 - 146016 368 Street W, Rural Foothills County

MLS® #A2147960

\$1,295,000

3 Bedroom, 1.00 Bathroom, 2,621 sqft
Residential on 61.64 Acres

NONE, Rural Foothills County, Alberta

Large evergreens, open meadows, and only 5 min to Bragg Creek. Close to Hwy 22 on a dead end road, sits this 61 acre, rural piece of Heaven. You will feel like a kid going to camp, as you roll through the towering evergreens to this beautiful 2620 sq ft 1 1/2 storey log lodge. This is the ultimate get away for you and your family, with three good sized bedrooms, formal dining and living room, and the farm house country kitchen, that flows into the sunroom and its bright wall of windows, allowing you to enjoy the fully landscaped garden all year round. As a kids play room, or maybe a creative work space for the artist in you, the 2nd floor, 2 room studio can be your great escape, boasting views over the garden to the south, and a privacy deck looking into the trees to the north. Breathe in that country smell of this park like setting and take in the peace and quiet of your own private forest. Family and friends are going to love the 1 bedroom guest cabin with full bath, kitchen, plus small dining and living room. The numerous pastures and paddocks are perfect for your four legged friends and 2 large, 50x150 ft, metal roofed barns are all ready for your livestock, or use as a place to store for your equipment and toys. Enjoy the sounds of the birds in the trees or the deer wandering through the yard while having your morning coffee, or while you hike down the forested paths of this amazing property. Renovate the



main house into something really special or look at building your dream home on one of the numerous building spots on this private paradise. Turn the kids loose and tell them to be home before dark and see how good country living can be . Price does not include GST. In the event that GST is payable on part and the Buyer is not a GST registrant, then the Buyer shall remit the applicable GST to the Seller's lawyer on or before Completion Day. Please do not enter property without permission.

Built in 1960

Essential Information

MLS® #	A2147960
Price	\$1,295,000
Sold Price	\$1,300,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	2,621
Acres	61.64
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Sold

Community Information

Address	146016 368 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0K0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Available, Sewer
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	Connected, Water Connected
Parking Spaces	20
Parking	Off Street

Interior

Interior Features	French Door, Kitchen Island
Appliances	Dryer, Refrigerator, Stove(s), Washer, Washer/Dryer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	See Remarks, Unfinished

Exterior

Exterior Features	Balcony, Garden, Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Front Yard, Garden, No Neighbours Behind, Many Trees, Treed
Roof	Asphalt Shingle
Construction	Log, Wood Frame
Foundation	Block

Additional Information

Date Listed	July 17th, 2024
Date Sold	July 23rd, 2024
Days on Market	6
Zoning	A
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
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