

\$1,459,000 - 96050 210 Avenue W, Rural Foothills County

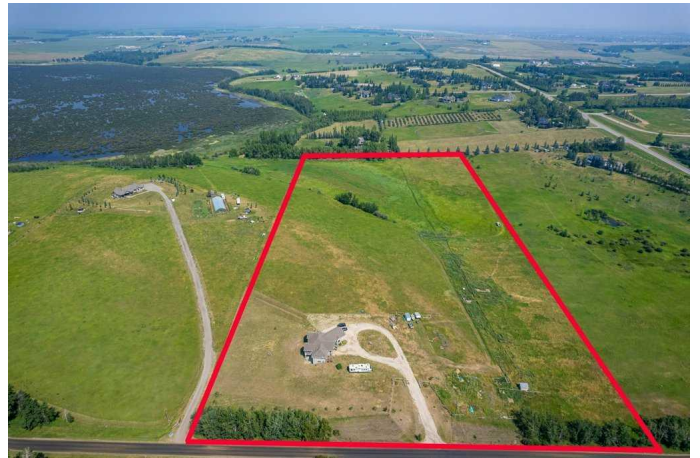
MLS® #A2151936

\$1,459,000

3 Bedroom, 3.00 Bathroom, 1,751 sqft
Residential on 19.69 Acres

NONE, Rural Foothills County, Alberta

19.6 acres very close to Calgary with a 2017 built walkout bungalow in mint condition with lower-level rough in's for custom development with private entrances. Just 3.2 KM from 96 St. & Spruce Meadows Green, 7.3 KM from the SW Ring Road, 10 minutes to Shawnessy & its numerous amenities and so close to Red Deer Lake & Red Deer Lake school, this is an opportunity to own a private, larger acreage with quick access to Calgary to raise your family and enjoy the country lifestyle! The land is flat & gently sloped, perimeter and cross fenced and the regenerative land has had no chemicals used on it since 2006! Enjoy open space with plenty of room for animals, hobby farm activity and various family activities. The home has 3 bedrooms & 2 ½ baths on the main, cathedral ceiling in the kitchen, living, dining room areas and gas fireplace in the living room. The Primary suite has a spacious en suite and walk in closet. The open kitchen has a good-sized island, corner pantry and plenty of cupboard space. West facing windows are double low e, argon sealed units. The undeveloped lower level is well designed with drainage rough in's to accommodate kitchen, bathroom & bedrooms with 2 separate single door entrances. The property has a strong well recently tested and the property has been regularly serviced including septic, furnace etc.



Built in 2017

Essential Information

MLS® #	A2151936
Price	\$1,459,000
Sold Price	\$1,400,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,751
Acres	19.69
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	96050 210 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 0V3

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Gravel Driveway, Insulated

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Gentle Sloping, Pasture
Roof	Asphalt Shingle
Construction	Cedar, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 26th, 2024
Date Sold	September 7th, 2024
Days on Market	43
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
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