

\$1,525,000 - 144003 370 Avenue W, Rural Foothills County

MLS® #A2158177

\$1,525,000

5 Bedroom, 3.00 Bathroom, 1,467 sqft
Residential on 68.80 Acres

NONE, Rural Foothills County, Alberta

open house CANCELLEDThis exceptional 68.8 acre property located just minutes north of Black Diamond is a rare multi-household opportunity. Featuring breathtaking mountain views, the estate is ideal for horse lovers with its 5-acre fully fenced pasture(small section to be added) and charming 2-stall barn complete with a tack area, feed storage, and a water hydrant. The main house is a striking walk-out bungalow, designed to blend modern living with country charm. The open floor plan is accentuated by wide plank hardwood flooring, cathedral windows, and a wrap-around deck that offers panoramic views. Recently updated kitchen boasts wooden countertops and stainless steel appliances, seamlessly connecting to a spacious dining room ready to host family gatherings. The living room, framed by cathedral windows and a vaulted ceiling, features a cozy wood-burning stove that provides a warm place to gather during winter months. The main level also includes two charming bedrooms and a half bath (with accessible plumbing to add a shower). The master bedroom stands out as a tranquil retreat with patio doors leading to the deck that captures stunning mountain views, along with a lovely 3-piece bathroom featuring slate floors and a free-standing soaker tub. The walk-out lower level was fully renovated seven years ago which included a new furnace, hot



water tank, plumbing, electrical work, and in-floor heating in the bathroom. This level provides additional living space including a family room, recreation area, two large bedrooms, a 4-piece bath, and laundry /storage rooms. The attached illegal suite with its own private entrance offers an ideal living arrangement for extended family. This freshly painted space features an open floor plan with a large country kitchen, dining room, and living room with easy-to-maintain laminate flooring and attractive tongue-and-groove wood ceilings. This 1,180 sq ft suite also includes two bedrooms and a 3-piece bathroom. The yard features raspberry and vegetable gardens and a multitude of perennial gardens. In the lower west portion of the land a grove of spruce trees offers future potential limited only by your imagination. Historically this property has sustained up to 25 heifers for six months each year with two dugouts suitable for livestock. Additional property highlights include an oversized double detached 36'x24' garage with a workshop for the handiwork enthusiast and a 30'x36' fabric quonsetâ€”an ideal space for equipment storage or project work. Loads of room for you to build your dream shop or expand the barn for those that need something more substantial. ***BE SURE TO CLICK ON VIRTUAL TOUR FEATURING DRONE VIDEO OF PROPERTY**PLEASE ABSOLUTELY NO ACCESS TO PROPERTY WITHOUT AN APPOINTMENT.

Built in 1993

Essential Information

MLS® #	A2158177
Price	\$1,525,000
Sold Price	\$1,450,000
Bedrooms	5

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,467
Acres	68.80
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	144003 370 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0H0

Amenities

Utilities	Electricity Paid For, Natural Gas Paid, Phone Available
Parking Spaces	8
Parking	Double Garage Detached, Oversized
Waterfront	Pond

Interior

Interior Features	Ceiling Fan(s), Vaulted Ceiling(s), Wood Counters
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit, Garden
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Lot Description	Pasture, Views, Brush, Cleared, Sloped Down
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	September 4th, 2024
Date Sold	October 22nd, 2024
Days on Market	48
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Foothills Real Estate
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