

\$975,000 - 304020 Parkins Road W, Rural Foothills County

MLS® #A2164671

\$975,000

3 Bedroom, 2.00 Bathroom, 1,929 sqft
Residential on 8.52 Acres

N/A, Rural Foothills County, Alberta

Weâ€™re proudly presenting this serene oasis in the sought-after Millarville area! This sprawling 8.77-acre property that boasts a total of 2,585 ft², with a walkout basement and breathtaking panoramic views from the upper and lower decks. Enjoy peaceful walks on the forest trails, sitting beside or skating on the pond, and with little work to do, this property is fenced for your livestock. It comes with 2 large sheds and an insulated chicken coop wired for heat. With an oversized heated double garage and trailer parking, there's plenty of room for all your toys. The exterior of the home has had updates including updated Hardie Board, soffits, and cladding. The interior is very well kept with an array of updated appliances and big, beautiful windows allowing light to enter from all angles. The kitchen boasts access to the deck with more gorgeous views and the primary bedroom is huge, it also features a 4-pc ensuite as well as a big walk-in closet. The floorplan features good separation between the primary bedroom and the additional bedrooms so you can get the privacy you need. Don't miss this opportunity to build your dream shop or barn on this fantastic property. The well is high-yielding, and there's an added water filtration system and iron filter! Weâ€™re happy to accommodate your showings and answer any questions you may have. This area is close to the city but far enough away to enjoy true



country living. You won't find a better community with a mix of long-time ranching families, young families, and everything in between! Don't miss the chance to visit this one, you won't be dissapointed.

Built in 1996

Essential Information

MLS® #	A2164671
Price	\$975,000
Sold Price	\$1,000,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,929
Acres	8.52
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	4 Level Split, Acreage with Residence
Status	Sold

Community Information

Address	304020 Parkins Road W
Subdivision	N/A
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1K0

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage, Oversized

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, Pantry, Storage, Walk-In Closet(s), Bookcases, French Door
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Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Masonry
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Lawn, No Neighbours Behind, Landscaped, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

Additional Information

Date Listed	September 12th, 2024
Date Sold	September 27th, 2024
Days on Market	15
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
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