

\$1,699,000 - 288072 Highway 549 W, Rural Foothills County

MLS® #A2164731

\$1,699,000

2 Bedroom, 3.00 Bathroom, 1,777 sqft
Residential on 47.49 Acres

NONE, Rural Foothills County, Alberta

A Rare and Pristine 47 + Acres west of Millarville ! Tucked off of HWY 549 is this beautiful setting surrounded by nature, aroma of spruce trees, and the tranquil sound and scenery of Fisher Creek! The LASK constructed home situated against a grassy meadow lies over 3000 sq. ft. of living space in a well-kept walk out bungalow, with triple attached garage, front and back trex decking providing endless views to watch sun rises, sunsets and many oversize windows allows the panoramic views to be enjoyed from every angle in the home. Custom finishes throughout, from thick Whiskey Barrel oak flooring, timeless oak kitchen cabinets, large kitchen island, curved arches, tray ceiling in living room hugged with stone facing wood burning fireplace and flanked with built-ins. The primary suite offers a large walk-in closet with window, and an oversize 5- piece ensuite. Also on the main floor there is a large den that could be converted into 2nd bedroom if needed. The walkout basement is full of fun ! A bar, room for a pool table, woodstove and more of that amazing view and access to the lower deck, another bedroom, hobby room or a great gym. Two more storage rooms, one which has room you could potentially develop into another bedroom ! Also on the property is a small log cabin that would make a great project to make it into a fun play house or guest house. This property is very



thoughtfully designed to be enjoyed and to appreciate the beauty of Alberta's amazing landscape. Come and take a look, walk the scenery, or pull up a lawn chair and "just enjoy".

Built in 2006

Essential Information

MLS® #	A2164731
Price	\$1,699,000
Sold Price	\$1,500,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,777
Acres	47.49
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	288072 Highway 549 W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1K0

Amenities

Parking	Triple Garage Attached
---------	------------------------

Interior

Interior Features	Bar, Bookcases, Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Tray Ceiling(s)
Appliances	Bar Fridge, Dishwasher, Gas Stove, Microwave, Refrigerator, Water

	Softener, Window Coverings
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Living Room, Wood Burning, Wood Burning Stove
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape, Landscaped, Pasture, Secluded, Treed, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2024
Date Sold	September 20th, 2024
Days on Market	8
Zoning	A
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.