

\$1,025,000 - 410126 112 Street W, Rural Foothills County

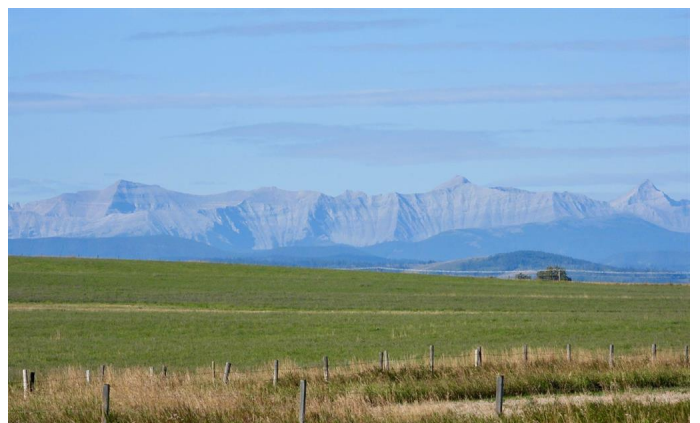
MLS® #A2167078

\$1,025,000

4 Bedroom, 3.00 Bathroom, 1,492 sqft
Residential on 5.00 Acres

NONE, Rural Foothills County, Alberta

OPEN HOUSE CANCELLED, Property is now Conditionally Sold. *Click on the movie reel for a flight around this exceptional property*. Inspiring - Full mountain views and magnificent sunsets~ Quiet ~ Space~ Starry skies ~ Cool nights ~ Mature trees ~ A well loved and maintained property. Charming kitchen, A wood burning stove, deep soaking tub and walk-in shower in the recently renovated ensuite. Vaulted ceilings in the great room. A bright cottage countryside style of home. Windows in every direction. Gorgeous ship lap ceilings. Sitting at your kitchen table, glance out at the horses grazing, the hay bales in the distance, the rolling foothills. The golden hour is truly GOLDEN. The office is one of the most beautiful spaces I have encountered. How you will ever get work done, I'm not sure. A wall of west facing windows looking out over the foothills to the rocky mountains. Wow. Sun pouring in.. a place to pull out your paint brush or a journal and a cup of tea. When the snow begins to fall and you are lighting the kindling in the wood burning stove, you will hear the crackling wood and look out to the snow capped mountains and know that you are right where you should be. The current owners have poured energy, thought and loving choices into this home. The bathrooms have been renovated along with the kitchen. Some new appliances and many, many updates. Please



ask your realtor for the list. A must mention is the laundry room. Hosting a bright window, a large sink and a newly updated washer & dryer, there is plenty of room for folding and storage. Not only is it functional, it is also very attractive and conveniently located on the main level. The primary bedroom is very generous in size and yet so inviting and peaceful. The lower level of this home has in-floor heat, ahhhâ€¦ Warm feet throughout the cool months is a wonderful feeling. There are huge windows, 3 bright bedrooms and space for a home gym or a hobby area. On this acreage, you will marvel at the serenity and space. Yet, only a few minutes away there is a full service hospital, dentists, a grocery store and some famous restaurants and amenities. Only 15 minutes away are the larger box stores if desired. The best of both worlds really. World class fly fishing, hiking and picnic areas are also very close by in Kananaskis Country. There is space for a horse or two, your best fur friends or some bee hives and a big garden. The perimeter fence is very well maintained. Located on a school bus route, the roads get plowed soon after the snow falls. Our lovely sellers are heading off on a new adventure so you can move in before the end of October and enjoy the gorgeous fall colours that surround this endearing parcel of Alberta land. Showings begin Sunday Sept 22nd, call your favourite agent for a tour.

Built in 2003

Essential Information

MLS® #	A2167078
Price	\$1,025,000
Sold Price	\$1,025,000
Bedrooms	4
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,492
Acres	5.00
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	410126 112 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 6C9

Amenities

Parking	Additional Parking, Double Garage Attached, Gated
---------	---

Interior

Interior Features	Ceiling Fan(s), Double Vanity, French Door, Kitchen Island, No Smoking Home, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Stone Counters, Track Lighting
Appliances	Dishwasher, Garage Control(s), Gas Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Private, Treed, Pasture
Roof	Asphalt Shingle

Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 22nd, 2024
Date Sold	October 18th, 2024
Days on Market	27
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Foothills Real Estate
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.