

\$995,000 - 218025 298 Avenue W, Rural Foothills County

MLS® #A2168253

\$995,000

2 Bedroom, 2.00 Bathroom, 1,473 sqft
Residential on 6.86 Acres

NONE, Rural Foothills County, Alberta

Welcome to your idyllic country retreat! Set on 6.86 acres, this stunning property offers a perfect blend of rural charm and modern amenities, conveniently located just 20 minutes from Calgary and 15 minutes from Okotoks.

The property offers mature trees, fruit producing trees and wildlife year round.

The centerpiece of this property is a beautiful A-frame character home featuring 2 bedrooms and 2 bathrooms. Cozy up by the wood stove on the main floor or step out onto the upstairs balcony to enjoy serene views of the countryside. This house offers new appliances and recent renovations. With a main floor master bedroom and laundry, this house still offers functionality for those also seeking an outdoor lifestyle.

For the hobbyist or car enthusiast, there's a spacious heated 3-car garage that includes a 600 sq ft finished living space attached to it. This versatile area comes with a full bathroom and an extra sink, offering additional living or work options while maintaining the functionality of the garage. There is also an extra heated single car garage, all with 220V power.

The property is fully equipped for animal lovers and gardeners alike, with multiple outbuildings,



including 4 horse shelters, 2 sheds, chicken coops, a greenhouse, lawn mower shed, auto waterer, and two fenced horse pastures. Enjoy the peaceful surroundings with a large pond, garden, and the added security of a fully fenced property with an electric gate at the entrance.

Don't miss the opportunity to own this incredible piece of paradise, offering a rural lifestyle with the convenience of city proximity!

Built in 1964

Essential Information

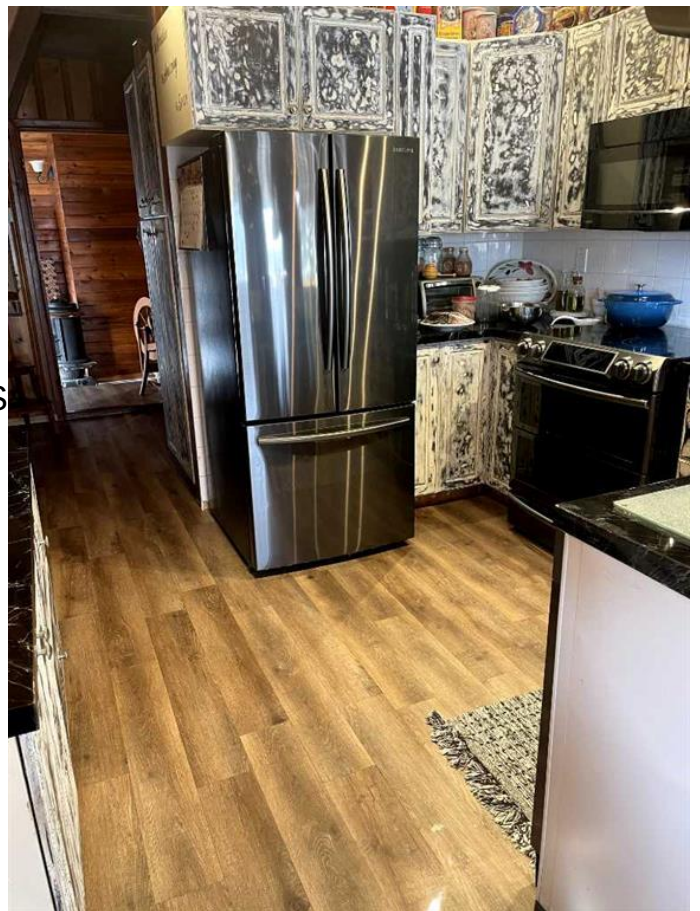
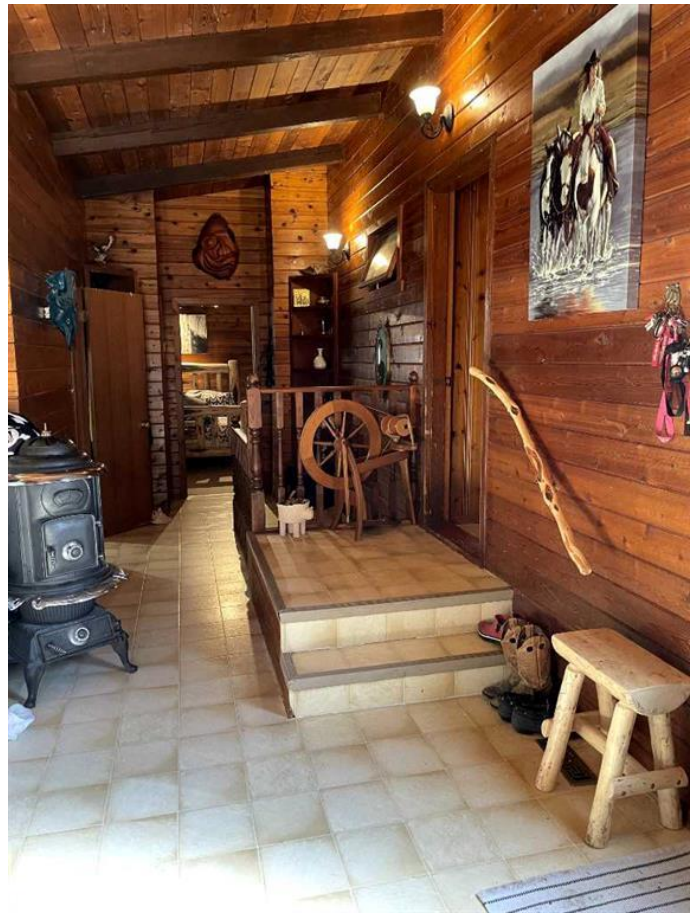
MLS® #	A2168253
Price	\$995,000
Sold Price	\$975,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,473
Acres	6.86
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 S
Status	Sold

Community Information

Address	218025 298 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L1K0

Amenities

Parking	220 Volt Wiring, Boat, Driveway, Electric Gate, Gated, Garage Door Opener, Gravel Driveway, Heated Garage, Insulated, Parking Pad, RV
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Access/Parking, RV Garage, Triple Garage Detached, Workshop in Garage

Interior

Interior Features	Breakfast Bar, Central Vacuum, Natural Woodwork, Storage, Vaulted Ceiling(s)
Appliances	Refrigerator, Dishwasher, Microwave, Stove(s), Washer/Dryer
Heating	Forced Air, Fireplace(s), Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Private Yard, Storage, Garden, Gray Water System
Lot Description	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Front Yard, Garden, Landscaped, Many Trees, Native Plants, Open Lot, Pasture, Private, Secluded, Treed, Views
Roof	Asphalt Shingle
Construction	Wood Frame, Shingle Siding, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 24th, 2024
Date Sold	November 22nd, 2024
Days on Market	56
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	2 PERCENT REALTY
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