

\$999,900 - 370100 272 Street W, Rural Foothills County

MLS® #A2221665

\$999,900

3 Bedroom, 2.00 Bathroom, 1,029 sqft

Residential on 9.00 Acres

NONE, Rural Foothills County, Alberta

OPEN HOUSE 11am-1pm THIS SATURDAY MAY 24th! Tucked among the towering trees of the Rocky Mountain foothills, this 9-acre property offers the ultimate privacy and tranquility you desire. Meandering walking paths lead you through lush spruce and poplar trees, granting access to two picturesque ponds teeming with geese, ducks, and was just freshly stocked with thousands of rainbow trout! Enjoy peaceful kayaking adventures that are nearly exclusively yours. Over 1000 square foot above grade raised bungalow exudes a cozy cottage feel, while a spacious 820 square foot detached garage/shop provides ample room for vehicles and any equipment necessary for your country lifestyle. Additional outbuildings offer versatile options for various uses. Conveniently located just minutes from Kananaskis Country, you'll have easy access to the stunning Sheep River and Blue Rock Provincial Parks, along with a wealth of recreational activities they offer. At the same time, this home is only a short drive from Millarville and Diamond Valley, where you can find delightful coffee shops, microbreweries, restaurants, medical facilities, and a host of other services that make this area truly exceptional. The water well, drilled just 10 years ago, provides an abundant supply for your home, and the septic tank is brand new, having recently been replaced. With so few properties available in Foothills County that combine charm and natural beauty, this offering is truly special. We look



forward to welcoming you to your new retreat!

Built in 1970

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2221665 |
| Price | \$999,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,029 |
| Acres | 9.00 |
| Year Built | 1970 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 370100 272 Street W |
| Subdivision | NONE |
| City | Rural Foothills County |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T0L 1K0 |

Amenities

| | |
|--------------|------------------------|
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Bar, Central Vacuum, Laminate Counters, No Smoking Home, Wood Windows |
| Appliances | Dryer, Electric Range, Refrigerator, Washer, Portable Dishwasher, Water Conditioner |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |

| | |
|--------------|--------------------------|
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Fire Pit, Garden, Private Entrance, Private Yard |
| Lot Description | Creek/River/Stream/Pond, Garden, Native Plants, Pasture, Rectangular Lot, Treed |
| Roof | Asphalt Shingle |
| Construction | Cedar, Concrete, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 20th, 2025 |
| Days on Market | 2 |
| Zoning | CR |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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