

# **\$2,145,000 - 290064 240 Street W, Rural Foothills County**

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MLS® #A2217557

**\$2,145,000**

4 Bedroom, 3.00 Bathroom, 1,963 sqft  
Residential on 69.81 Acres

NONE, Rural Foothills County, Alberta

This VERY special property is hitting the market for the first time!! If you are looking for a large property with a sprawling walkout bungalow, an abundance of trees and privacy, and EVERY window facing the Majestic Rocky Mountains... then you have found it ! 2 parcels offered for sale together. The house plus 11.32 acres features a meandering driveway into the property. Perfectly perched on a hill for the views that will take your breath away. The almost 2000 sq ft bungalow offers a huge entranceway. Natural light from the windows and skylights will guide you through the perfect floorplan. 3 fireplaces on the main level (2 gas one wood burning) will keep you warm and cozy through the winter months. with all the living spaces being so large, you will love to entertain family and friends in this home. The main level boasts a 4 season sunroom , a galley style kitchen , a huge dining space , a living room, huge primary bedroom with walk in closet and 5 piece ensuite, a well appointed laundry room with sink, a second bedroom , 4 piece bathroom, and an entrance that will charm you right from the moment you walk in. The walkout lower level features 2 more bedrooms ( plus flex room) a large rec area - complete with hot tub- and another bathroom. Imagine the joy of living here with your kids and animals ,with so much space to explore .The front parcel with home has a small pond where you can watch the ducks visit and hear



the frogs and crickets singing. Graze your horses in the front fenced pasture. The second parcel with over 58 acres provides a forest full of adventures. A pond at the back for skating in the winter, a small hike to an opening with magical views. Lasting memories and special moments will be made on this property. There truly is alot to fall in love with at this special property. Call your favorite realtor today to book your private tour

Built in 1998

**Essential Information**

MLS® #	A2217557
Price	\$2,145,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,963
Acres	69.81
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

**Community Information**

Address	290064 240 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1K0

**Amenities**

Parking	Triple Garage Detached
# of Garages	6

**Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Hardwood Floor(s), Smoking Home, Skylight(s), Walk-In Closet
Appliances	Dishwasher, Dryer, Garage Cooktop, Microwave, Range/Oven, Refrigerator
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Full, Walk-Out

### Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Native Plants, Wooded
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Siding
Foundation	Poured Concrete



### Additional Information

Date Listed	May 4th, 2025
Days on Market	49
Zoning	CR

### Listing Details

Listing Office	RE/MAX iRealty Innovations
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