

\$1,400,000 - 610205 112 Street W, Rural Foothills County

MLS® #A2211330

\$1,400,000

5 Bedroom, 3.00 Bathroom, 1,203 sqft
Single Family on 39.93 Acres

N/A, Rural Foothills County, Alberta

Escape to the heart of cowboy country with this charming 2007 walkout bungalow, set on 40 fenced acres of Southern Alberta beauty. With 2,405 sq ft of living space, breathtaking mountain views, and unmatched privacy, this is the lifestyle youâ€™ve been waiting for. Step inside the charming bungalow and be welcomed by 12-foot vaulted ceilings on the main level, filling the home with natural light and creating a bright, airy atmosphere. The fully finished walkout basement features 8-foot ceilings, adding to the spaciousness of this 5-bedroom, 3-bathroom home. With in-floor heating throughout and a durable metal roof, this home was built for comfort and longevity. Take in sweeping views of the Rockies through large windows or soak in the serenity from your expansive outdoor space. Whether youâ€™re relaxing indoors or enjoying the great outdoors, peace and comfort surround you. A true highlight of the property is the massive 54â€™x120â€™ heated shop, equipped with 200 amp service and a bathroomâ€”ideal for a workshop, equipment storage, or convert it into your very own all-purpose riding arena or barn. With a mix of pasture and cultivated land, this acreage is perfectly suited for a hobby farm, horses, or any rural dream you envision. Lovers and active lifestyles. Located just 10 minutes from Longviewâ€”home to the legendary Twin Cities Saloon and the renowned Longview



Steakhouseâ€”youâ€™re close to schools, shopping, and all essential amenities, while still enjoying the peace and freedom of country living. Nestled in the breathtaking foothills of Southern Alberta, this is a region steeped in history, known for its welcoming community, cowboy roots, and easy access to outdoor adventuresâ€”from horseback riding and hiking to fishing and skiing. This is historic cowboy countryâ€”donâ€™t miss your chance to own a slice of Alberta paradise and make it your own! (id:6289)

Built in 2007

Essential Information

Listing #	A2211330
Price	\$1,400,000
Bedrooms	5
Bathrooms	3.00
Square Footage	1,203
Acres	39.93
Year Built	2007
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	610205 112 Street W
Subdivision	N/A
City	Rural Foothills County
Province	Alberta
Postal Code	T0L1H0

Amenities

Amenities	Schools, Shopping
Features	No Smoking Home
Parking	Other
View	View

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Window Coverings, Washer & Dryer
Heating	Forced air, In Floor Heating
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior Features	Garden Area, Lawn
Construction	Wood frame
Foundation	See Remarks, Poured Concrete

Listing Details

Listing Office Sotheby's International Realty Canada



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