

370100 272 Street W
Rural Foothills County, Alberta

MLS # A2143097



\$935,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,002 sq.ft.	Age:	1970 (54 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	9.00 Acres		
Lot Feat:	Creek/River/Stream/Pond, Low Maintenance Landscape, No Neighbours Beh		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood	Sewer:	Septic Field
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	20-20-3-W5
Exterior:	Cedar, Concrete	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Laminate Counters, No Smoking Home, Wood Windows		

Inclusions: N/A

Nestled in the tall trees of the Rocky Mountain foothills this 9 acre property offers the privacy and serenity that one would be looking for in this area. Walking paths take you through the spruce and poplars to access 2 beautiful ponds full of geese, ducks, and other water creatures. Calm and relaxing kayak paddles would be almost exclusively yours. A cute 1002 square foot raised bungalow is tucked away with a real cottage atmosphere. A nice big 820 square foot detached combination garage/shop gives you plenty of space to store vehicles and any other equipment that you need to live out in the country. There are a couple of other out buildings as well that can be used for a variety of ideas. Conveniently located within minutes of Kananaskis Country you will have access to Sheep River and Blue Rock Provincial parks along with all the incredible recreational activities they provide. At the same time this home is minutes away from Millarville and Diamond Valley that offer amazing coffee houses, micro breweries, restaurants, doctors offices, hospital, and an incredible amount of other services that make this area the world class space that it is known for. The current water well was only drilled 10 years ago and provides plenty of water for your home. There are so few properties currently available in the Foothills County that can offer the charm and natural features that this property provides. We look forward to seeing you out there.