

240159 2380 Drive W
Rural Foothills County, Alberta

MLS # A2153897



\$895,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,222 sq.ft.	Age:	-
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Driveway, Workshop in Garage		
Lot Size:	7.39 Acres		
Lot Feat:	Lawn, Reverse Pie Shaped Lot, Landscaped, Many Trees, Native Plants, Priv		

Heating:	Forced Air, Natural Gas, Wood, Wood Stove	Water:	Well
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Septic System
Roof:	Metal	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	21-20-3-W5
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Cable Not, Electricity Connected, Natural Gas Connected
Features:	Central Vacuum, Sump Pump(s), Vinyl Windows		

Inclusions: N/A

Super cute country home located on a private and pretty 7.4 acre parcel 8 kms south of Millarville. Set amongst the trees with open views across the valley. Many recent renovations make this home move in ready. Sunny and bright with wood burning stove in living room, big bonus room, two bedrooms on main floor and a real country kitchen with spacious eating area. Main floor laundry / mudroom makes country lifestyles easier. Large deck to enjoy summer evenings. Outside there is a double garage with attached heated workshop as well as a quaint barn area with stalls and tack room. Walk around the woods and you will see the wood shed and another shed for treasures! There is also a dug out. Septic field rebuilt - 2013, shop/garage reroofed 2014, Metal roof on house - 2017, new well pump - 2022, new hot water tank - 2022, new pressure tank - 2024. House has been repainted, new flooring, updated bathroom,. Basement offers huge family room with wood burning stove, 2 bedrooms, 4 pce bath, lots of storage. only needs ceilings and carpeting to complete. This well loved gem is waiting for you to come home and start your country living.