

304020 Parkins Road W
Rural Foothills County, Alberta

MLS # A2164671

\$975,000



Division:	Rural Foothills County		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	1,929 sq.ft.	Age:	1996 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage, Ov		
Lot Size:	8.52 Acres		
Lot Feat:	Backs on to Park/Green Space, Lawn, No Neighbours Behind, Landscaped, P		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	23-21-4-W5
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Wood	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, French Door, Laminate Counters, Pantry, Storage, Walk-In Closet(s)		

Inclusions: None

We're proudly presenting this serene oasis in the sought-after Millarville area! This sprawling 8.77-acre property that boasts a total of 2,585 ft², with a walkout basement and breathtaking panoramic views from the upper and lower decks. Enjoy peaceful walks on the forest trails, sitting beside or skating on the pond, and with little work to do, this property is fenced for your livestock. It comes with 2 large sheds and an insulated chicken coop wired for heat. With an oversized heated double garage and trailer parking, there's plenty of room for all your toys. The exterior of the home has had updates including updated Hardie Board, soffits, and cladding. The interior is very well kept with an array of updated appliances and big, beautiful windows allowing light to enter from all angles. The kitchen boasts access to the deck with more gorgeous views and the primary bedroom is huge, it also features a 4-pc ensuite as well as a big walk-in closet. The floorplan features good separation between the primary bedroom and the additional bedrooms so you can get the privacy you need. Don't miss this opportunity to build your dream shop or barn on this fantastic property. The well is high-yielding, and there's an added water filtration system and iron filter! We're happy to accommodate your showings and answer any questions you may have. This area is close to the city but far enough away to enjoy true country living. You won't find a better community with a mix of long-time ranching families, young families, and everything in between! Don't miss the chance to visit this one, you won't be disappointed.