

# \$1,900,000 - 211 Street W, Rural Foothills County

MLS® #A2211339

**\$1,900,000**

4 Bedroom, 3.00 Bathroom, 1,535 sqft

Residential on 7.03 Acres

NONE, Rural Foothills County, Alberta

## TWO RESIDENCES – ONE INCREDIBLE PROPERTY!

If you're looking for privacy, space, and versatility, this stunning 7-acre property offers two separate residences, expansive workshop spaces, and modern upgrades, all tucked away in a peaceful, secluded setting. With a private entrance, you won't see any neighbors or even the highway, ensuring complete privacy and tranquility.

## TWO HOMES – ENDLESS POSSIBILITIES

The main home is warm and inviting, featuring 4 spacious bedrooms, 2.5 bathrooms, and a charming wood-burning fireplace. Thoughtfully updated, it includes new flooring (2020), an updated bathroom (2024), and a new water softener (2024). The septic system was serviced in March 2025.

The second residence, a garage suite built in 2020, is a beautifully designed passive 2-bedroom, 1-bathroom home with concrete floors, triple-pane windows, and solar panels. This modern and energy-efficient space is perfect for extended family, guests, or rental income.

## PRIVATE & FUNCTIONAL OUTDOOR SPACE

The property is fully set up for country living, with full fencing for horses and a separate fenced dog yard, making it ideal for animal lovers. The landscaping was updated in 2023, creating a serene retreat with a ceremony spot for special gatherings and a wood-burning sauna, perfect for unwinding after a long day.



## EXPANSIVE OUTBUILDINGS & WORKSPACES

For those who need workspace or storage, the property includes a massive 10,000 sq. ft. quonset and a 1,000 sq. ft. insulated and heated garage (2020), ensuring comfort and functionality year-round. The property also includes an 800 sq. ft woodshop (which was once a horse stable).

This property offers a rare combination of complete privacy, two residences, income potential, and a vast workspace all in a peaceful and secure setting. Don't miss the chance to own this truly special acreage. Schedule your showing today!

Built in 1976

### Essential Information

MLS® #	A2211339
Price	\$1,900,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,535
Acres	7.03
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	211 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S2Y5

## Amenities

Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Beamed Ceilings, High Ceiling
Appliances	Electric Stove, Microwave, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Dog Run, Fire Pit, Lighting, Covered
Lot Description	Treed
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 13th, 2025
Days on Market	8
Zoning	CR

## Listing Details

Listing Office	Onyx Realty Ltd.
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