

\$999,900 - 370100 272 Street W, Rural Foothills County

MLS® #A2221665

\$999,900

3 Bedroom, 2.00 Bathroom, 1,029 sqft
Residential on 9.00 Acres

NONE, Rural Foothills County, Alberta

OPEN HOUSE 11am-1pm THIS SATURDAY MAY 24th! Tucked among the towering trees of the Rocky Mountain foothills, this 9-acre property offers the ultimate privacy and tranquility you desire. Meandering walking paths lead you through lush spruce and poplar trees, granting access to two picturesque ponds teeming with geese, ducks, and was just freshly stocked with thousands of rainbow trout! Enjoy peaceful kayaking adventures that are nearly exclusively yours. Over 1000 square foot above grade raised bungalow exudes a cozy cottage feel, while a spacious 820 square foot detached garage/shop provides ample room for vehicles and any equipment necessary for your country lifestyle. Additional outbuildings offer versatile options for various uses. Conveniently located just minutes from Kananaskis Country, you'll have easy access to the stunning Sheep River and Blue Rock Provincial Parks, along with a wealth of recreational activities they offer. At the same time, this home is only a short drive from Millarville and Diamond Valley, where you can find delightful coffee shops, microbreweries, restaurants, medical facilities, and a host of other services that make this area truly exceptional. The water well, drilled just 10 years ago, provides an abundant supply for your home, and the septic tank is brand new, having recently been replaced. With so few properties available in Foothills County that combine charm and natural beauty, this offering is truly special. We look



forward to welcoming you to your new retreat!

Built in 1970

Essential Information

MLS® #	A2221665
Price	\$999,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,029
Acres	9.00
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	370100 272 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1K0

Amenities

Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bar, Central Vacuum, Laminate Counters, No Smoking Home, Wood Windows
Appliances	Dryer, Electric Range, Portable Dishwasher, Refrigerator, Washer, Water Conditioner
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit, Garden, Private Entrance, Private Yard
Lot Description	Creek/River/Stream/Pond, Garden, Native Plants, Pasture, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Cedar, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 20th, 2025
Days on Market	7
Zoning	CR

Listing Details

Listing Office	CIR Realty
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