

\$1,700,000 - 242053 176 Street W, Rural Foothills County

MLS® #A2200717

\$1,700,000

4 Bedroom, 6.00 Bathroom, 3,343 sqft
Residential on 12.70 Acres

NONE, Rural Foothills County, Alberta

Once in a blue moon does an acreage (12.7 acres) come on the open market that has so many outstanding features! FIRST of all there is a captivating WESTERLY ROCKY MOUNTAIN VIEW that is breathtaking! PRIVATE,PRIVATE PRIVATE LOCATION on a quiet dead end road ADJACENT to the Cross Conservatory and fully TREED! LESS THAN 15 minutes to SW CALGARY! Not only is the Land spectacular, there is a 3343ft2 Executive BUNGALOW with a full walkout basement (2024ft2 developed). This 1990 once elegant home was custom built by the original owners and can now be an interior designers or renovators dream project!! The sky is the limit to what you could achieve here! Let your imagination run and then sit back and enjoy the transformation created with your own ideas and sweat equity! This is truly a special project for creative individuals! Come have a look soon and start enjoying the Country Lifestyle. Sold as is where is only. TLC required but priced accordingly. Estate sale.

Built in 1990

Essential Information

MLS® #	A2200717
Price	\$1,700,000
Bedrooms	4
Bathrooms	6.00



Full Baths	4
Half Baths	2
Square Footage	3,343
Acres	12.70
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

Community Information

Address	242053 176 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 2P7

Amenities

Utilities	Electricity Available, Natural Gas Available
Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bar, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Chandelier
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Refrigerator, Washer, Window Coverings, Built-In Range, Disposal, Trash Compactor, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas, Boiler, Heat Pump
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Brick Facing, Gas, Living Room, Wood Burning, Bedroom, Family Room, Masonry, Stone
Has Basement	Yes

Basement Finished, Full, Partially Finished

Exterior

Exterior Features Balcony, BBQ gas line, Garden, Awning(s), Fire Pit

Lot Description Garden, Landscaped, No Neighbours Behind, Private, Sloped, Views, Many Trees, Secluded, Wooded

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 13th, 2025

Days on Market 19

Zoning CR

Listing Details

Listing Office RE/MAX Landan Real Estate

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