

# \$1,250,000 - 128113 530 Avenue W, Rural Foothills County

MLS® #A2188735

**\$1,250,000**

3 Bedroom, 3.00 Bathroom, 1,379 sqft  
Residential on 4.50 Acres

NONE, Rural Foothills County, Alberta

If you are searching for a rural lifestyle, amazing views, peaceful surroundings and fully developed home in pristine condition then you owe it to yourself to visit this wonderful property. Located on a paved road an easy 14 KM drive south of Diamond Valley this awesome home features a heated triple attached garage, open concept main floor design and fully developed walk out basement.

As you enter the home you will immediately be impressed by the open atmosphere of the great room with a vaulted ceiling, natural light flooding in from the abundant south facing windows and a beautiful stone faced fireplace. The kitchen is part of the open space and is a chef's delight including quartz countertops, loads of beautiful cabinetry, top quality stainless steel appliances, built in wall oven and microwave, built in dishwasher and five burner gas counter cooktop. Guests will naturally gravitate to the sit up kitchen island with its quartz countertop and pendant lighting while you prepare meals. The dining area is surrounded with windows and features door access to the huge rear south facing deck as well as a separate door to the unique covered, heated and screened outdoor sheltered deck.

The large primary bedroom has plentiful windows on two walls to take advantage of the fabulous mountain views. A large walk in closet is featured and the adjoining ensuite is nothing less than spectacular. A double sink



vanity, large glassed shower and a huge free standing bath tub is sure to impress and on those chilly mornings enjoy the heated tile floor. Also on the main level is a beautiful powder room near the front entrance. The laundry room is conveniently located in the hall leading to the garage. The open stairway off the entry foyer leads to the fully developed walk out basement with its large recreation room, nine foot high ceiling and door access to the outdoor stamped concrete patio and hot tub. There is a very special place for wine lovers, with a tasting area and a large built in wall wine storage display rack. The basement also includes two good sized bedrooms and a four piece bathroom with a heated tile floor. The home is prewired for a generator, there is a heated water hydrant for live stock and an RV sewer connection to the septic system. Be sure to check out the virtual tour. There are numerous other items that can only be appreciated during a personal visit to this amazing acreage property.

Built in 2014

### **Essential Information**

MLS® #	A2188735
Price	\$1,250,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,379
Acres	4.50
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	128113 530 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1H0

### **Amenities**

Parking Spaces	3
Parking	Triple Garage Attached, Front Drive
# of Garages	3

### **Interior**

Interior Features	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vaulted Ceiling(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantle, Blower Fan, Glass Doors, Great Room, Stone, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	None
Lot Description	Lawn, Level, Cleared, Few Trees, Square Shaped Lot
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	14
Zoning	Country Residential

### **Listing Details**

Listing Office            Real Estate Professionals Inc.

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