

# \$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. OPEN HOUSE Sunday March 16/25 1-4:30pm

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

Basement Finished, Full, Partially Finished

## Exterior

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

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

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed March 13th, 2025

Days on Market 1

Zoning CR

## Listing Details

Listing Office RE/MAX Landan Real Estate

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