

# \$1,015,000 - 64144 434 Avenue W, Rural Foothills County

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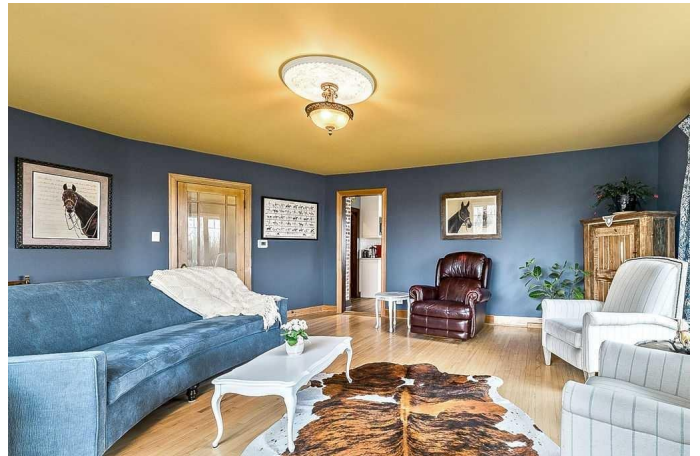
MLS® #A2196751

**\$1,015,000**

4 Bedroom, 1.00 Bathroom, 1,526 sqft  
Residential on 6.72 Acres

NONE, Rural Foothills County, Alberta

The classic farm house where you walk into the mud room - kick off your boots - and step up to a beautiful country kitchen and the coffee is always on. This terrific 6.72 acres is the home place which belonged to the historical Mounkes Ranch. A 1536 square foot, 4 bedroom, fully renovated home that certainly has the original farm house vibe while at the same time offering you the energy efficiency of triple pane windows, steel roof, and central air conditioning.. The home is tucked away behind a grove of caragana bushes that provides privacy and a hideaway to many species of birds. Gorgeous Foothills of the Rocky Mountain views surround this property that also features a little creek that runs south to the Sheep River. Along with your comfy cozy farm house the property also features a full of character red barn with loft and a purposeful workshop with a red western facade. The property easily lends itself to a great set up for horses or hobby farm with goats, sheep, rabbits, and lots of space for a productive country garden. This house has a full basement and you can tell that it's been built to last a long time. Downstairs also offers the traditional cold storage rooms for the pickling and preserves you'll be getting out of your garden. Of course location of a home is always a significant asset and this property is conveniently set between the town of Diamond Valley and it's amazing small town feel full of



great coffee houses, restaurants, and other incredible retail shops and Okotoks which offers you all the amenities required. It's a lifestyle that many are looking for in this day and age. Relaxing in your big country living room full of soothing sunshine and feeling the warmth of the hardwood floors. It's full of life and all yours to enjoy.

Built in 1949

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2196751                         |
| Price          | \$1,015,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 1.00                             |
| Full Baths     | 1                                |
| Square Footage | 1,526                            |
| Acres          | 6.72                             |
| Year Built     | 1949                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 64144 434 Avenue W     |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S 6A2                |

**Amenities**

|         |             |
|---------|-------------|
| Parking | Parking Pad |
|---------|-------------|

**Interior**

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, No Smoking Home, Vinyl Windows, Granite Counters, Natural Woodwork |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Washer, Gas              |

|              |                                         |
|--------------|-----------------------------------------|
|              | Stove, Gas Water Heater, Water Purifier |
| Heating      | Forced Air                              |
| Cooling      | Central Air                             |
| Has Basement | Yes                                     |
| Basement     | Full, Unfinished                        |

## Exterior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard                                                                                                                                |
| Lot Description   | Lawn, Level, Creek/River/Stream/Pond, Dog Run Fenced In, Garden, Gentle Sloping, No Neighbours Behind, Native Plants, Pasture, Private, Seasonal Water, Views |
| Roof              | Metal                                                                                                                                                         |
| Construction      | Stucco                                                                                                                                                        |
| Foundation        | Poured Concrete                                                                                                                                               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 3rd, 2025 |
| Days on Market | 164             |
| Zoning         | CRES            |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Keller Williams BOLD Realty |
|----------------|-----------------------------|

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