

# \$1,499,900 - 450197 216 Street W, Rural Foothills County

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MLS® #A2202618

**\$1,499,900**

2 Bedroom, 4.00 Bathroom, 2,001 sqft  
Residential on 56.69 Acres

NONE, Rural Foothills County, Alberta

Are you and your family ready for a fresh start in a breathtaking natural setting? Coulee Creek offers an enchanting 56-acre retreat just west of Diamond Valley, where the beauty of nature surrounds you at every turn. Imagine living amidst three picturesque ponds -stocked with fish in the past- and a serene stream that weaves through the landscape, creating a tranquil escape. As you explore this stunning property, youâ€™ll be captivated by sweeping mountain views and diverse topography that adds a certain peace and charm to your everyday living. Perfect for recreation enthusiasts, Coulee Creek comes equipped with cross-fencing and multiple horse shelters, ready for your four-legged friends or for those who enjoy four wheel adventures. The thoughtfully designed outdoor spaces feature a playground space for family fun and a charming boardwalk leading to a spacious fire pit overlooking the pondâ€”ideal for cozy gatherings under big sky country. Originally built in 1960, this sprawling 2,000- square-foot rancher underwent significant renovations in 2000, effectively updating its construction year. A grand great room with vaulted ceilings and windows, skylights and wood burning stove and mountain views are perfect for the those family gatherings. A large kitchen with bakers island, wrap around deck access and VIEWS where all your little chefs will learn that family recipe an family can come to feast. The



main floor consists of a large primary suite with 3 piece ensuite, main floor office and laundry area! Wait, did we forget to mention the WALKOUT basement with spacious recreation room a freestanding gas fireplace, and a large second bedroom used for visiting family and friends with its own 3-piece ensuite, and an additional guest bathroom. The lower deck also features a hook up for HOT TUB, where you can unwind after a long day. Need a SHOP, RV Storage? Take advantage of a 2,400-square-foot shop built in 2004 with a dedicated tack room, potential office space and a large loft area, all on a paved driveway. Easy access only 8 minutes to all the amenities the Diamond Valley has to offer and knocking on the door of all that Kananaskis has to offer! Diamond Valley offers a variety of pathway systems, excellent schools, and a wide range of extracurricular activities. It features essential amenities such as a hospital and combines the charm of small-town living with the convenience of urban amenities.

Built in 2000

### Essential Information

MLS® #	A2202618
Price	\$1,499,900
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,001
Acres	56.69
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	450197 216 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L2A0

## Amenities

Parking Spaces	2
Parking	Additional Parking, Double Garage Attached, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Bar, Breakfast Bar, Ceiling Fan(s), High Ceilings, No Smoking Home, Skylight(s), Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Great Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Low Maintenance Landscape, Views
Roof	Shake, Wood
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 21st, 2025
Days on Market	90
Zoning	A

## Listing Details

Listing Office	RE/MAX Complete Realty
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