

# \$1,599,900 - 370050 272 Street W, Rural Foothills County

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MLS® #A2232528

**\$1,599,900**

4 Bedroom, 3.00 Bathroom, 1,455 sqft  
Residential on 13.41 Acres

NONE, Rural Foothills County, Alberta

In the shadows of the Rocky Mountains, among the vast rolling foothills come, experience serene country living west of Millarville! This stunning reverse bungalow is equal parts unique and spectacular. The registered size above grade is 1455ft<sup>2</sup>, but that's™ deceiving because of the layout of the home. With over 3600ft<sup>2</sup> of total living space 20'™ open to above ceilings on the lower level, this place will stun you. With a brand-new custom designed and artisan crafted kitchen, new appliances, big pantry, updated LVP flooring, and tasteful modern finishings throughout. The huge windows bring in the sunshine, while wrapping you in the green from the nature that surrounds you. Other features that every acreage needs are the 22'™ x 28'™ garage, with an adjoining workshop. There's™ covered RV/trailer parking, shed, greenhouse, and chicken coop on the property along with the meandering pond that flows in and through from neighbouring properties. The kids will be busy fishing, paddle boarding, and playing on the zip line that glides you over the pond and into the forest. The 13.41 offers endless outdoor opportunities with roughly 5 acres of fenced pasture and 5 acres of treed forest. Riding, hunting, exploring, and imagining is what this property inspires. You'll have room to live, play, grow and explore all while soaking in the mountain views and all the critters big and



small that wander through and around the property. At the front of the property and far from the house, the sellers have a transferrable land lease with ATCO Gas where they bring in an additional \$1600 per year, (details in realtor supplements). Donâ€™t miss this amazing opportunity, only 30 minutes to Calgary & Okotoks. You really must see the place for yourself, and when you do bring some good shoes so you can get around the whole property and really see it all! Weâ€™re always happy to accommodate showings, donâ€™t wait, weâ€™d love to get you in here!

Built in 1990

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2232528                         |
| Price          | \$1,599,900                      |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,455                            |
| Acres          | 13.41                            |
| Year Built     | 1990                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 370050 272 Street W    |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T0L2A0                 |

**Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 8                                 |
| Parking        | Double Garage Attached, Oversized |
| # of Garages   | 2                                 |

## Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, High Ceilings, No Smoking Home, Open Floorplan, Vinyl Windows, Wired for Sound, Wood Windows                          |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | In Floor, Hot Water, Radiant                                                                                                           |
| Cooling           | None                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                    |
| # of Fireplaces   | 2                                                                                                                                      |
| Fireplaces        | Electric, Living Room, Master Bedroom, Wood Burning, See Through                                                                       |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Finished, Full                                                                                                                         |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Fire Pit, Playground |
| Lot Description   | Garden, Treed        |
| Roof              | Clay Tile            |
| Construction      | Wood Frame           |
| Foundation        | Slab                 |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 45             |
| Zoning         | CR             |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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