

# **\$1,300,000 - 290064 240 Street W, Rural Foothills County**

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MLS® #A2234917

**\$1,300,000**

4 Bedroom, 3.00 Bathroom, 1,963 sqft  
Residential on 11.32 Acres

NONE, Rural Foothills County, Alberta

This VERY special property is hitting the market for the first time!! If you are looking for a large property with a sprawling walkout bungalow, an abundance of trees and privacy, and EVERY window facing the Majestic Rocky Mountains... then you have found it ! This house plus 11.32 acres features a meandering driveway into the property. Perfectly perched on a hill for the views that will take your breath away. The almost 2000 sq ft bungalow offers a huge entranceway. Natural light from the windows and skylights will guide you through the perfect floorplan. 3 fireplaces on the main level (2 gas one wood burning) will keep you warm and cozy through the winter months. with all the living spaces being so large, you will love to entertain family and friends in this home. The main level boasts a 4 season sunroom , a galley style kitchen , a huge dining space , a living room, huge primary bedroom with walk in closet and 5 piece ensuite, a well appointed laundry room with sink, a second bedroom , 4 piece bathroom, and an entrance that will charm you right from the moment you walk in. The walkout lower level features 2 more bedrooms ( plus flex room) a large rec area - complete with hot tub- and another bathroom. Imagine the joy of living here with your kids and animals ,with so much space to explore .This 11 acre parcel with home has a small pond where you can watch the ducks visit and hear the frogs and



crickets singing. Graze your horses in the front fenced pasture. Lasting memories and special moments will be made on this property. There truly is a lot to fall in love with at this special property. Call your favorite realtor today to book your private tour

Built in 1998

### Essential Information

MLS® #	A2234917
Price	\$1,300,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,963
Acres	11.32
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	290064 240 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1K0

### Amenities

Parking	Triple Garage Detached
# of Garages	6

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, No Smoking Home, Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer

Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Full, Walk-Out

### Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Pasture, Rolling, Wooded
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood
Foundation	Poured Concrete

### Additional Information

Date Listed	June 26th, 2025
Days on Market	5
Zoning	CR

### Listing Details

Listing Office	RE/MAX iRealty Innovations
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