

# \$1,395,000 - 482154 176 Street W, Rural Foothills County

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MLS® #A2228161

**\$1,395,000**

5 Bedroom, 3.00 Bathroom, 1,380 sqft  
Residential on 5.00 Acres

NONE, Rural Foothills County, Alberta

.Peaceful Country Setting with VIEWS, VIEWS, AND MORE VIEWS! Come prepared cause you won't want to leave this neat and tidy 5 acres with everything one family needs for country living! Starting the moment, you drive through the log overhead ranch entrance on to your 5 acres, you have freshly stained plank fencing, a 1380 sq. ft. 5 bedroom (3 up & 2 down) home with attached oversized heated single car garage, a full length covered South facing deck to enjoy incredible views of the valley and mountains all day long or a cozy spot to cool off. Inside the updated home offers a farmhouse vibe with a spacious open concept charm, vaulted ceilings, engineered hardwood, and access to the front cover deck. A country girl's dream kitchen with a large island highlighted with barnwood, a copper farmhouse sink, and a lot of cupboard space. Primary suite with walk in closet and a refreshing 3-piece ensuite plus 2 more bedrooms. Also on the main floor is the main laundry with access to the back deck, clothesline that will burst your laundry with beautiful sunlight and airy fresh scent, and backyard fun. The basement is fully finished, offering 2 more bedrooms, a family room, 3-piece new bathroom and a room for an office or hobby room. Outside is a huge 32' x 48' Quonset with 220 & 110 electric, & mezzanine. A 22' x 24' barn with 2 stall boxes, insulated, water and power, other



outbuildings include 8' X 30' chicken coop, and a 10' x 20' greenhouse with raised beds also a protected netting to cover the entire garden boxes. Up top of the 5 acres is a little campground, perfect for overnight guests and to roast a hotdog and star gaze. If you're looking for those spectacular Alberta views conveniently located and 5 acres to set up a mini hobby farm with all the bells and whistles - this property provides all of that and more!!

Built in 1950

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2228161                         |
| Price          | \$1,395,000                      |
| Bedrooms       | 5                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,380                            |
| Acres          | 5.00                             |
| Year Built     | 1950                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 482154 176 Street W    |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S 1A1                |

### Amenities

|         |                       |
|---------|-----------------------|
| Parking | Quad or More Detached |
|---------|-----------------------|

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Open Floorplan, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Stove, Refrigerator, Washer/Dryer Stacked, Window Coverings                 |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit, Garden, Private Yard, Storage  |
| Lot Description   | Back Yard, Front Yard, Garden, Lawn, Many Trees, Pasture, Views, Private, Rolling Slope, Treed |
| Roof              | Metal  |
| Construction      | Wood Frame, Metal Siding   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 8               |
| Zoning         | CR              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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