

\$1,295,000 - 482154 176 Street W, Rural Foothills County

MLS® #A2228161

\$1,295,000

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 8â€™ X 30â€™ chicken coop, and a 10â€™ x 20â€™ 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 youâ€™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 â€¦ this property provides all of that and more!!

Built in 1950

Essential Information

MLS® #	A2228161
Price	\$1,295,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,380
Acres	5.00
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
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, Refrigerator, Window Coverings, Gas Stove, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	June 10th, 2025
Days on Market	101
Zoning	CR

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.