\$1,400,000 - 610205 112 Street W, Rural Foothills County

MLS® #A2211330

\$1,400,000

5 Bedroom, 3.00 Bathroom, 1,203 sqft Residential on 39.93 Acres

NONE, Rural Foothills County, Alberta

Escape to the heart of cowboy country with this charming 2007 walkout bungalow, set on 40 fenced acres of Southern Alberta beauty. With 2,405 sq ft of living space, breathtaking mountain views, and unmatched privacy, this is the lifestyle you've been waiting for.

Step inside the charming bungalow and be welcomed by 12-foot vaulted ceilings on the main level, filling the home with natural light and creating a bright, airy atmosphere. The fully finished walkout basement features 8-foot ceilings, adding to the spaciousness of this 5-bedroom, 3-bathroom home. With in-floor heating throughout and a durable metal roof, this home was built for comfort and longevity. Take in sweeping views of the Rockies through large windows or soak in the serenity from your expansive outdoor space. Whether you're relaxing indoors or enjoying the great outdoors, peace and comfort surround you.

A true highlight of the property is the massive 54'x120' heated shop, equipped with 200 amp service and a bathroomâ€"ideal for a workshop, equipment storage, or convert it into your very own all-purpose riding arena or barn. With a mix of pasture and cultivated land, this acreage is perfectly suited for a hobby farm, horses, or any rural dream you envision. lovers and active lifestyles.







Located just 10 minutes from
Longviewâ€"home to the legendary Twin Cities
Saloon and the renowned Longview
Steakhouseâ€"you're close to schools,
shopping, and all essential amenities, while
still enjoying the peace and freedom of country
living. Nestled in the breathtaking foothills of
Southern Alberta, this is a region steeped in
history, known for its welcoming community,
cowboy roots, and easy access to outdoor
adventuresâ€"from horseback riding and
hiking to fishing and skiing.
This is historic cowboy countryâ€"don't
miss your chance to own a slice of Alberta
paradise and make it your own!

Built in 2007

Essential Information

MLS® # A2211330 Price \$1,400,000

Bedrooms 5

Bathrooms 3.00

Full Baths 3

Square Footage 1,203 Acres 39.93 Year Built 2007

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

Community Information

Address 610205 112 Street W

Subdivision NONE

City Rural Foothills County

County Foothills County

Province Alberta
Postal Code T0L 1H0

Amenities

Parking Off Street

Interior

Interior Features Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No.

Smoking Home, Open Floorplan, Vaulted Ceiling(s)

Appliances Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window

Coverings, Electric Stove

Heating Forced Air, In Floor

Cooling None

of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Full, Walk-Out, Finished

Yes

Exterior

Fireplace

Exterior Features Fire Pit, Garden

Lot Description Garden, Lawn, Pasture, Private, Views, Cleared, Few Trees, Front Yard

Roof Metal

Construction Wood Frame

Foundation Poured Concrete, ICF Block

Additional Information

Date Listed April 16th, 2025

Days on Market 182 Zoning A

Listing Details

Listing Office Sotheby's International Realty Canada

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