

# \$1,290,000 - 378084 232 Street W, Rural Foothills County

MLS® #A2219258

**\$1,290,000**

5 Bedroom, 2.00 Bathroom, 1,778 sqft  
Residential on 4.99 Acres

NONE, Rural Foothills County, Alberta

Mountain views to endless lush green valley views, to scenic wetlands out your front picture window! WOW what an opportunity to own 5 acres with 1778 sq. ft. walk out bungalow with 5 bedrooms, (3 up & 2 down) 2 baths just 3 minutes off Hwy #22 or 8 minutes from Diamond Valley! This well cared for modular home that was refinished throughout in 2014 features finished walkout, timber highlights and large west facing deck to enjoy the "VIEWS" all year round and an east deck to enjoy your morning coffee. Attached in an oversize bright garage with heat, 220 power and neat as pin! As you enter the inviting oversize entrance you are welcome with ceiling timbers, views that take you from door to door. Stepping into the open concept area filled with natural light flowing fills your spacious kitchen, dining room and living room hugged by gas fireplace and jaw dropping views out of the large picture windows. The finished walk out features family room, wood burning stove, 2 nice size bedrooms, and lots of storage. This stunning 5 acres features, abundant of wildlife, 56 different kinds of birds identified within one km of the house, large raised garden, fruit trees, a greenhouse foundation in place with water and power, standby generator, 16 KW Generac, 2 gpm water well, cistern with 2 hour pump relay that the sellers have had no issues with, pasture for your horses, (seller currently has use of



neighboring pasture that could possible be retained by the new owner) hydrant in front pasture, horse shelter, year round stock waterer, a fort for the kiddos, and no chemical sprays or fertilizers used on property in more than 20 years. This combination of convenience to town and the tranquility of nature with incredible views is a rare and a once in a lifetime chance.

Built in 2001

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2219258                         |
| Price          | \$1,290,000                      |
| Bedrooms       | 5                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,778                            |
| Acres          | 4.99                             |
| Year Built     | 2001                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 378084 232 Street W    |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T0L 2A0                |

**Amenities**

|                |                                                                                                                                      |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                                                                    |
| Parking        | 220 Volt Wiring, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Heated Garage, Insulated, Oversized, Parking Pad |
| # of Garages   | 1                                                                                                                                    |

## Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)               |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Natural Gas, Wood Stove, Wood                  |
| Cooling           | None                                                                     |
| Fireplace         | Yes                                                                      |
| # of Fireplaces   | 3                                                                        |
| Fireplaces        | Gas, Wood Burning Stove                                                  |
| Has Basement      | Yes                                                                      |
| Basement          | Finished, Full, Walk-Out                                                 |

## Exterior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard, Storage                                                                                          |
| Lot Description   | Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Many Trees, Native Plants, Pasture, Private, Treed, Views, Brush, Sloped Up |
| Roof              | Asphalt Shingle                                                                                                                  |
| Construction      | Wood Frame, Wood Siding                                                                                                          |
| Foundation        | Poured Concrete                                                                                                                  |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 6             |
| Zoning         | CR            |

## Listing Details

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

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