

# \$350,000 - 16 Scot Close, Rural Foothills County

MLS® #A2229535

**\$350,000**

4 Bedroom, 3.00 Bathroom, 1,365 sqft

Residential on 0.16 Acres

NONE, Rural Foothills County, Alberta

\*OPEN HOUSE CANCELLED for SUN JUNE 15\* Donâ€™t miss this rare opportunity to own a spacious & beautiful two-storey family home in the peaceful & friendly village of Blackie. Offering the perfect balance of rural charm & modern convenience, this property is ideally located just 15 mins from High River & 40 mins to Calgaryâ€™s south end. Nestled on a huge 6969sqft lot, this property provides ample outdoor space for families, pets & future development. The fenced backyard is ideal for children & summer gatherings with room to build your own custom garage, workshop or garden retreat. Enjoy RV parking through the double back gate off the alley! Located on a quiet, paved cul-de-sac, itâ€™s the kind of neighborhood where kids can safely ride bikes & families can enjoy peace & privacy. The home is warm, inviting & super functional. Stepping inside you will find a front mudroom, the perfect place to store coats/shoes out of sight from the rest of the house. The main living space has been painted (2025) & has large windows that fill the space with natural light. The oversized kitchen is a true highlight with most appliances recently upgraded, a huge amount of counter & cabinet space, pantry, & a window that overlooks the back yard. The dining & living rooms are large enough for the entire familyâ€™ ideal for daily meals, entertaining guests or movie nights at home. Completing the main floor is a flex space - imagine a home office, den or playroom. Upstairs the spacious primary



bedroom is a true retreat, featuring double closets, a private 3-piece ensuite, & a lovely balcony where you can enjoy your morning coffee or unwind with a book on a summer evening. Two additional large bedrooms, a full 4-piece bathr, & convenient laundry chute round out the upper level, providing functional space for the whole family. The fully finished basement adds even more versatility, offering a fourth bedroom, a 3-piece bath, a large rec room & a dedicated laundry area equipped with a newer washer & dryer (purchased in 2023). With its thoughtful layout & multiple living zones, this home is perfectly suited to growing families or those looking for flexible living arrangements. Living in Blackie means more than just owning a home—it means becoming part of a welcoming rural community. There are opportunities to join the local volunteer fire department. Blackie School has been recently modernized & offers Jr. Kindergarten through Grade 8 with small class sizes that ensure more personalized attention. Sports enthusiasts will appreciate the Blackie Arena, home to youth hockey & skating programs, & outdoor lovers will enjoy easy access to nearby parks, ball diamonds, & playgrounds—all within walking distance. Whether you're looking for more space, a quieter lifestyle, or simply a better value without sacrificing accessibility, this beautiful home in Blackie offers it all. Don't miss your chance to make it yours—schedule a showing today & discover the perfect blend of comfort, community, & countryside living.

Built in 2000

**Essential Information**

MLS® #	A2229535
Price	\$350,000
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	1,365
Acres	0.16
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	16 Scot Close
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0J0

### Amenities

Parking Spaces	2
Parking	Off Street, RV Access/Parking

### Interior

Interior Features	No Smoking Home, Pantry, Sump Pump(s)
Appliances	Dryer, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 12th, 2025
Days on Market	4
Zoning	RC

## **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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