



144003 370 Avenue, Rural Foothills County TOL OH0

MLS® #: **A2158177** Area: **NONE** Listing Date: **09/04/24** List Price: **\$1,525,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Foothills County**
 Year Built: **1993**
 Lot Information
 Lot Sz Ar: **2,996,928 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Cleared,Brush,Pasture,Sloped Down,Views**
 Park Feat: **Double Garage Detached,Oversized**

Finished Floor Area
 Abv Sqft: **1,467**
 Low Sqft:
 Ttl Sqft: **1,467**

DOM

14
Layout
 Beds: **5 (3 2)**
 Baths: **2.5 (2 1)**
 Style: **Acreage with Residence,Bungalow**
Parking
 Ttl Park: **8**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Wood Stove**
 Sewer: **Septic Field,Septic Tank**
 Ext Feat: **Fire Pit,Garden**
 Construction: **Vinyl Siding**
 Flooring: **Carpet,Hardwood**
 Water Source: **Well**
 Fnd/Bsmt: **Wood**
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Vaulted Ceiling(s),Wood Counters**
 Utilities: **Natural Gas Paid,Electricity Paid For,Phone Available**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`2" x 21`0"	Dining Room	Main	10`0" x 12`6"
Kitchen	Main	11`6" x 12`5"	Bedroom - Primary	Main	12`6" x 13`2"
Bedroom	Main	8`10" x 10`2"	Bedroom	Main	9`4" x 10`2"
Family Room	Lower	14`1" x 30`7"	Game Room	Lower	11`1" x 16`10"

Bedroom
4pc Ensuite bath
4pc Bathroom

Lower
Main
Lower

11`0" x 12`9"
0`0" x 0`0"
0`0" x 0`0"

Bedroom
2pc Bathroom

Lower
Main

10`6" x 14`6"
0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
AG

Remarks

Pub Rmks:

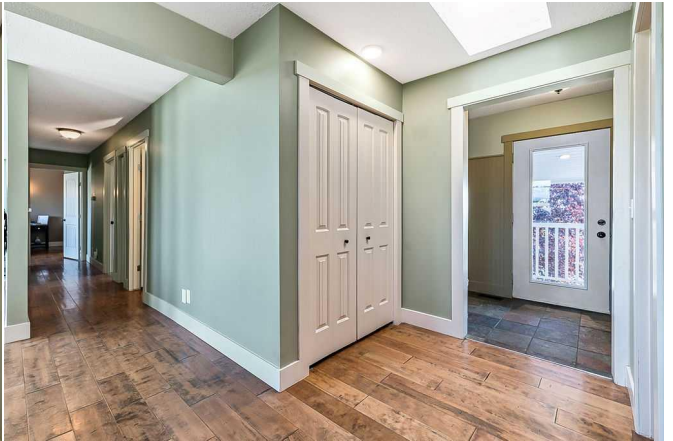
This exceptional 68.8 acre property located just minutes north of Black Diamond is a rare multi-household opportunity. Featuring breathtaking mountain views, the estate is ideal for horse lovers with its 5-acre fully fenced pasture (small section to be added) and charming 2-stall barn complete with a tack area, feed storage, and a water hydrant. The main house is a striking walk-out bungalow, designed to blend modern living with country charm. The open floor plan is accentuated by wide plank hardwood flooring, cathedral windows, and a wrap-around deck that offers panoramic views. Recently updated kitchen boasts wooden countertops and stainless steel appliances, seamlessly connecting to a spacious dining room ready to host family gatherings. The living room, framed by cathedral windows and a vaulted ceiling, features a cozy wood-burning stove that provides a warm place to gather during winter months. The main level also includes two charming bedrooms and a half bath (with accessible plumbing to add a shower). The master bedroom stands out as a tranquil retreat with patio doors leading to the deck that captures stunning mountain views, along with a lovely 3-piece bathroom featuring slate floors and a free-standing soaker tub. The walk-out lower level was fully renovated seven years ago which included a new furnace, hot water tank, plumbing, electrical work, and in-floor heating in the bathroom. This level provides additional living space including a family room, recreation area, two large bedrooms, a 4-piece bath, and laundry /storage rooms. The attached illegal suite with its own private entrance offers an ideal living arrangement for extended family. This freshly painted space features an open floor plan with a large country kitchen, dining room, and living room with easy-to-maintain laminate flooring and attractive tongue-and-groove wood ceilings. This 1,180 sq ft suite also includes two bedrooms and a 3-piece bathroom. The yard features raspberry and vegetable gardens and a multitude of perennial gardens. In the lower west portion of the land a grove of spruce trees offers future potential limited only by your imagination. Historically this property has sustained up to 25 heifers for six months each year with two dugouts suitable for livestock. Additional property highlights include an oversized double detached 36'x24' garage with a workshop for the handiwork enthusiast and a 30'x36' fabric quonset—an ideal space for equipment storage or project work. Loads of room for you to build your dream shop or expand the barn for those that need something more substantial. *BE SURE TO CLICK ON VIRTUAL TOUR FEATURING DRONE VIDEO OF PROPERTY**PLEASE ABSOLUTELY NO ACCESS TO PROPERTY WITHOUT AN APPOINTMENT.**

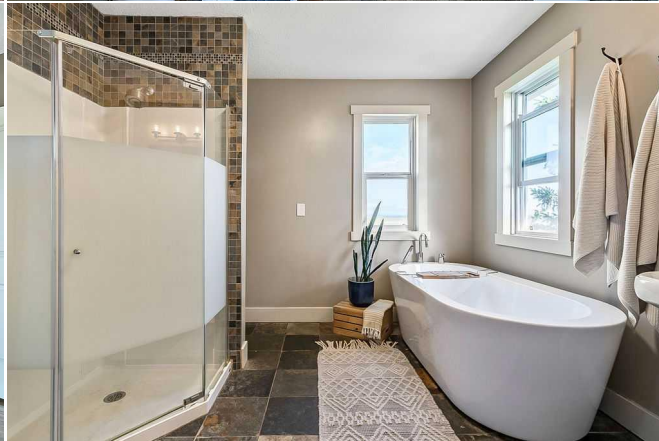
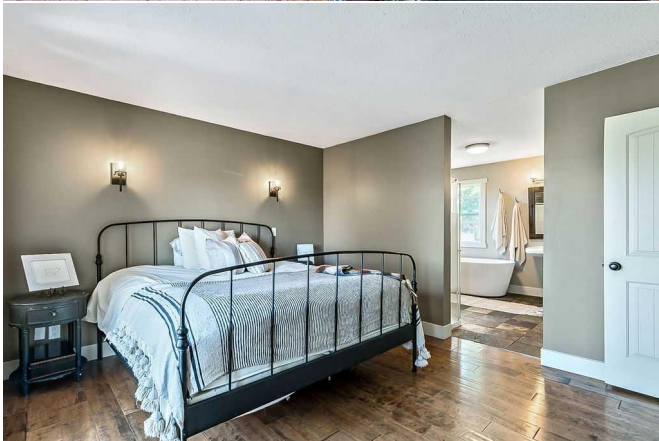
Inclusions:
Property Listed By:

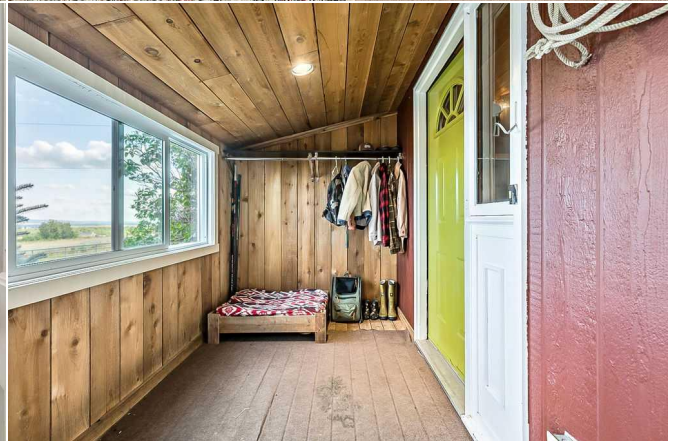
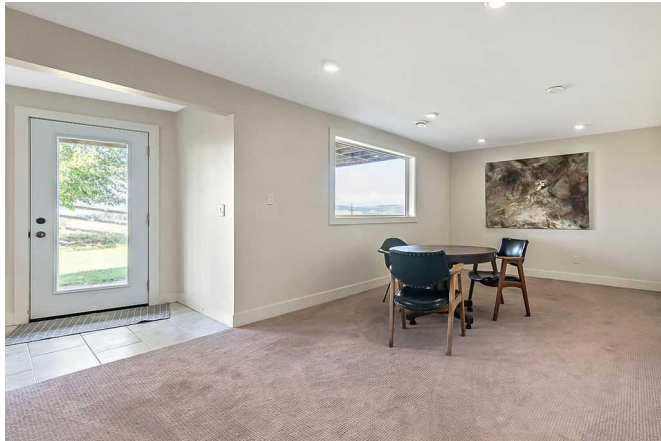
WOOD STOVE, SHED x 2, FABRIC QUONSET, IN ILLEGAL SUITE - GAS STOVE AS IS, RANGE HOOD, REFRIGERATOR, DISHWASHER, WASHER, DRYER
Century 21 Foothills Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123















GROSS AREA 144003 370 Ave W - Fourth Hills County
MAIN LEVEL 140738 Sqft. GARAGE: 140738 Sqft
SITE 117924 Sqft
TOTAL 140738 Sqft

RED DOT
REAL ESTATE SERVICES