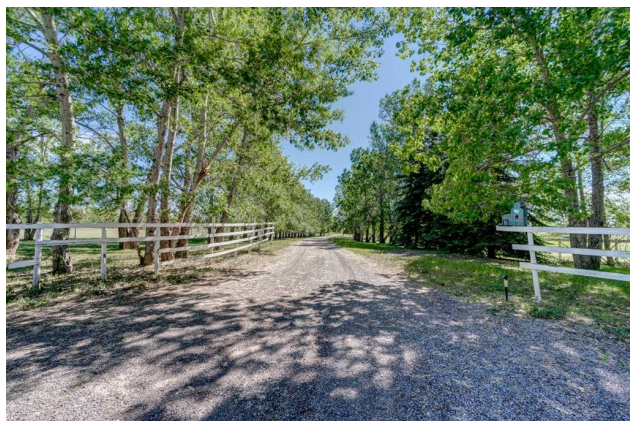




**178219 136 Street, Rural Foothills County T1S 0X8**

MLS® #: **A2205864** Area: **NONE** Listing Date: **03/26/25** List Price: **\$1,250,000**  
 Status: **Pending** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 Sub Type: **Rural Foothills County**  
 City/Town: **1972**  
 Year Built: **269,200 sqft**  
 Lot Information  
 Lot Sz Ar: **269,200 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Gazebo,Treed**  
 Park Feat: **Double Garage Detached,Oversized,RV Access/Parking,Triple Garage Detached**

DOM

**11**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **1.5 (1 1)**  
 Style: **Bungalow**  
Parking  
 Ttl Park: **12**  
 Garage Sz: **5**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Linoleum**  
 Sewer: **Open Discharge** Water Source: **Well**  
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	24`7" x 13`9"	Dining Room	Main	8`5" x 14`7"
Kitchen	Main	12`5" x 14`6"	Bedroom - Primary	Main	14`10" x 13`9"
Bedroom	Main	9`8" x 13`9"	Bedroom	Main	9`9" x 14`5"
Family Room	Basement	17`7" x 22`2"	Bedroom	Basement	14`0" x 9`6"
Bedroom	Basement	10`9" x 14`2"	Laundry	Basement	14`1" x 6`5"
Storage	Basement	16`11" x 7`11"	Storage	Basement	11`3" x 6`6"

Storage  
2pc Bathroom

Basement  
Main

24`7" x 6`1"  
0`0" x 0`0"

Furnace/Utility Room  
4pc Bathroom  
Legal/Tax/Financial

Basement  
Main

7`6" x 8`9"  
0`0" x 0`0"

Title:  
**Fee Simple**  
Legal Desc:

**1012953**

Zoning:  
**CR**

Remarks

Pub Rmks:

**Stunning, Mature Acreage! This spectacular, heavily treed, 6.18-acre parcel is within minutes of Southwest Calgary and Spruce Meadows. All Structures here are in good solid shape. Most of the value here is in the location, the magical, forested yard, and the views from the western part of the land - in short, this is a very special piece of land. The main home is a 1500+ square foot walkout bungalow. The "bunkhouse" is 2500 square feet on one level (slab on grade I believe) and consists of a 2-bedroom illegal suite and a ton of additional space that has been used for crafts in the past. Additional out buildings include a triple detached garage, a double detached garage, a barn, an insulated shed/cabin, and a covered gazebo. There is an old outdoor skating rink that could likely be brought back to life as well. This property would be ideal for those looking to be able to have 2 living quarters on one parcel. This property is also suitable to build your dream home, in which case the county may agree to allow the existing home to stay for a secondary suite/dwelling. Foothills County should be consulted about regulations regarding secondary suites or if you desire to build a new home and keep the old one. This Estate sale is subject to probate being granted by the courts, but we do not expect any challenge.**

Inclusions:  
Property Listed By:

**See Remarks**  
**CIR Realty**

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







