

# \$1,399,000 - 306023 92 Street E, Rural Foothills County

MLS® #A2216458

**\$1,399,000**

5 Bedroom, 3.00 Bathroom, 1,543 sqft

Residential on 9.34 Acres

NONE, Rural Foothills County, Alberta

9.34 stunning acres on a hill with views of the river valley. This property is the perfect horse set up! wood fenced and cross fenced. Two horse shelters, three waters and two hydrants which can be turned on or off from the house. large barn/shop with approximately 120 by 80 grass arena. This lovely bungalow has three bedrooms up with two full bathrooms and a lovely wood-burning fireplace for those chilly winter nights. Also a walkout basement with a separate private entry, full kitchen and two bedrooms. The immaculate home is located 15 minutes to Calgary or Okotoks on a school bus route. There is also a wraparound deck and a second spacious deck off the kitchen. The triple car garage completes this gorgeous property. Ask your realtor about the many upgrades that have been completed over the last few years.

Built in 1995

## Essential Information

MLS® #	A2216458
Price	\$1,399,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,543
Acres	9.34
Year Built	1995



Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### **Community Information**

Address	306023 92 Street E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L0X0

### **Amenities**

Parking	Triple Garage Detached
# of Garages	3

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Gentle Sloping
Roof	Asphalt
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 3rd, 2025
Days on Market	40
Zoning	CR

**Listing Details**

Listing Office                    MaxWell Canyon Creek

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