



**GRASSROOTS**  
REALTY GROUP

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**226151 80 Street E**  
**Rural Foothills County, Alberta**

**MLS # A2232251**



**\$1,300,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,578 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Driveway		
<b>Lot Size:</b>	8.99 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Level, Many Trees, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	1-22-29-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete, Wood	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** Electric fireplace in basement, ride-on mower, Hot Tub, Storage shed

Your Private 8.99-Acre Oasis &ndash; Just Minutes from the City Horse & Livestock Ready | Updated Bungalow | Stunning Rural Setting Escape to peace and privacy just 6 minutes outside city limits. This beautifully updated bungalow sits on 8.99 acres of mature, tree-lined land&mdash;fully set up for horses or livestock, yet close to top schools, golf courses, and amenities. Property Highlights: &bull; Open-concept bungalow with bright, sun-filled layout &bull; Modern kitchen featuring stainless steel appliances, maple cabinetry & large island &bull; Spacious living room with custom fireplace & newer blinds &bull; Primary suite with two closets & luxurious 5-piece ensuite &bull; Two more main-floor bedrooms & updated second full bath &bull; Fully finished basement with large family room (surround sound), office, hobby space, two additional rooms & full laundry &bull; Two high-efficiency furnaces, upgraded electrical, central vac, water system with carbon & potassium filtration Outdoor Features: &bull; Long paved driveway, two composite decks, hot tub-ready &bull; Barn with tack room &bull; Fenced pens, shelters, water sources for animals &bull; 4&ndash;5 acres of hay field (farm your own or lease it out) Just minutes from Cottonwood Golf & Country Club, nestled along the Bow River, this rare property offers the perfect blend of rural serenity and city convenience. Acreages like this don&rsquo;t come along often&mdash;book your private viewing today and experience the lifestyle for yourself.