



GRASSROOTS
REALTY GROUP

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418107 112 Street W
Rural Foothills County, Alberta

MLS # A2243435



\$879,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,668 sq.ft.	Age:	1992 (33 yrs old)
Beds:	2	Baths:	2
Garage:	220 Volt Wiring, Additional Parking, Double Garage Detached, Garage Door C		
Lot Size:	6.03 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Gentle Sloping, Landscaped, Many Trees, Private		

Heating: In Floor, Forced Air, Natural Gas

Floors: Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: None

Exterior: Wood Siding

Foundation: Poured Concrete

Features: Built-in Features, Ceiling Fan(s)

Water: Well

Sewer: Septic Field, Septic Tank

Condo Fee: -

LLD: 2-20-2-W5

Zoning: CR

Utilities: -

Inclusions: Patio lighting, picnic table, firepit and burning barrell, shed, car tent storage, shelf beside fireplace, all window coverings, 2 TV mounts and brackets, 2 garage door openers and remotes. dark brown cabinet in kitchen, generator, water filtration unit. brown cabinet in sunroom

OPEN HOUSE SUNDAY July27, 12-2pm Welcome to this stunning 1600 square foot cottage-style home nestled on 6 private, beautifully landscaped acres, offering breathtaking panoramic views. Ideally located just minutes from both Diamond Valley and Okotoks, this serene property blends the tranquility of country living with the convenience of nearby amenities. Inside, the home features warm, rustic woodwork throughout, highlighted by a beautiful wood-burning fireplace that creates a cozy, inviting atmosphere. A spacious loft above offers an office space, a comfortable bedroom and a full bathroom complete with a relaxing jetted tub—perfect for unwinding after a long day. You’ll love the large, heated, enclosed sunroom—a perfect spot to enjoy the views year-round. Outside, the oversized detached double garage includes a 100-amp panel, making it an ideal workshop space. With ample room for animals and outdoor living, this property is a dream for hobby farmers or nature lovers alike. Roof shingles and Hot Water Tank were replaced in 2024. Whether you’re enjoying peaceful mornings on the porch or exploring the surrounding foothills, this one-of-a-kind property truly feels like home.