



GRASSROOTS
REALTY GROUP

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200, 434015 43 Street W
Rural Foothills County, Alberta

MLS # A2244132



\$800,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,454 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	4.07 Acres		
Lot Feat:	Environmental Reserve, Farm, Fruit Trees/Shrub(s), Landscaped, Secluded, S		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	Well
Floors:	See Remarks	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	34-19-1-W5
Exterior:	Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Open Floorplan, See Remarks		

Inclusions: None

“START THE CAR!” This is the one you’ve been waiting for — and probably thought would never come. The valley and mountain views from this property are absolutely breathtaking, and the land itself is the kind you usually only dream about. Whether you're ready to build your forever home or you're just looking for the perfect slice of countryside to escape to, this 4.07-acre gem is one you don’t want to miss. The existing 3-bedroom bungalow has good bones, a brand new roof, and an attached double garage — and with county approval, it could easily become a great 2nd home, maybe a rental property, or even a perfect setup for the in-laws. The water and septic systems are in great shape, with the well producing at least 5 gallons per minute of excellent quality water. All the heavy lifting has been done — now it's just waiting for your personal finishing touches. There’s also a solid barn on site that would be ideal for horses or easily converted into a great workshop. A roughed-in auto waterer is already in place and could be brought back into service to support your livestock setup. This property is private, peaceful, and completely under the radar — once you see it in person, you’ll understand just how special it is. If you’ve been holding out for something unique, something with potential, privacy, close to town, easily commutable to Calgary, and absolutely killer views — this is it. Come take a look. You won’t regret it.