



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

450197 216 Street W
Rural Foothills County, Alberta

MLS # A2244746



\$1,345,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,001 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, RV Access/Parking		
Lot Size:	56.69 Acres		
Lot Feat:	Low Maintenance Landscape, Views		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Septic Field
Roof:	Shake, Wood	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	26-19-3-W5
Exterior:	Wood Frame, Wood Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Skylight(s), Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		

Inclusions: HOT TUB "as is" , DUCK SHED , SIDE BY SIDE IN SHOP, Mobile Home ("as is")

Welcome to Coulee Creek—56 acres of rolling beauty just west of Diamond Valley. A rare offering where land, light, and legacy come together in perfect balance. Three spring-fed ponds and a quiet stream weave through the property, creating a landscape that's as peaceful as it is dynamic. Mountain views stretch in every direction, and mature trees provide shade, privacy, and natural charm. Whether you're raising horses, kids, or your expectations—this property is built for all of it. Equestrian-ready with cross-fencing, horse shelters, and outdoor living designed for connection: a scenic boardwalk leads to a fire-pit by the pond, a playground welcomes family fun, and every corner feels intentionally placed to take in the Alberta sky. Built for family, the 2000 sq ft rancher with attached garage was originally built in 1960 and extensively updated in 2000 (effectively updating its construction year). The vaulted great room with skylights and a wood-burning stove is warm and open, while the kitchen—complete with baker's island, large dining area and wraparound deck access—is where views, family recipes and meals are shared. The main floor features a spacious primary with 3-piece cheater ensuite, second bedroom, 2-piece guest bath and dedicated laundry room. The walkout basement offers a comfortable family room with gas stove and access to the lower patio with hot tub, third bedroom with its own 3 piece ensuite and third full bath! Need a SHOP, RV Storage? Take advantage of a 2,400-square-foot shop built in 2004 with a dedicated tack room, potential office space and a large loft area, all on a paved driveway. BONUS: Two right of way leases in place, money that goes in your pocket- Alta Gas: \$1675/yr and Tc Energy Group \$6264/yr. Easy access only 8 minutes to all the amenities the Diamond Valley has to

offer and knocking on the back door of Kananaskis Country! One of the fastest growing communities in Southern Alberta, Diamond Valley enjoys multiple pathway systems, amazing schools and extracurricular activities, Hospital and truly the best community members! Are you ready to join this amazing area? View Today! Please note, there is a three bedroom mobile home on the property, that is considered a temporary residence and has a few possibilities that can be explored.