



GRASSROOTS
REALTY GROUP

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200, 178106 192 Street W
Rural Foothills County, Alberta

MLS # A2259186



\$850,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,220 sq.ft.	Age:	2018 (7 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	4.23 Acres		
Lot Feat:	Rectangular Lot		

Heating:	In Floor	Water:	Well
Floors:	Other	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	19-22-2-W5
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: See remarks, Picnic table, Fire Pit

OPEN HOUSE SATURDAY SEPT. 27 & SUNDAY 28 12 P.M.-3 P.M.

Discover the perfect blend of country living and city convenience with this charming 1 bedroom, 1.5 bathroom bungalow set on 4.2 acres. Offering 1,220 sq. ft. of open-concept living, this home features a spacious primary suite complete with a walk-in closet and a relaxing ensuite with a soaker tub. Large windows fill the space with natural light, making the open floor plan ideal for both everyday living and entertaining. Enjoy the peace and privacy of your own acreage while being just minutes from Calgary, with quick access to Stoney Trail for an easy commute. Whether you're looking for your first acreage, or seeking a quiet retreat close to the city, this property is a must-see.