



48010 244 Avenue
Rural Foothills County, Alberta

MLS # A2304655



\$899,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,469 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street, Quad or More Attached, RV Garage		
Lot Size:	2.11 Acres		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, No Neighbours B		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood, Wood Stove	Water:	Co-operative
Floors:	Ceramic Tile, Cork, Hardwood, Wood	Sewer:	Septic Field
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Mixed, Stone, Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Sauna, Storage, Vaulted Ceiling(s)		

Inclusions: Property sold 'As Is' on closing

Escape to your own private 2-acre retreat in an unbeatable location! This one-of-a-kind heritage-style acreage offers incredible privacy, mature trees, and a collection of unique outbuildings designed for lifestyle and flexibility. From the charming garden house (perfect for a she-shed or guests), to the detached garage, to the standout roundhouse ready for your dream outdoor kitchen and entertaining space—this property is full of character and opportunity. The spacious 2,500 sqft home features multiple inviting living areas including a sunroom and atrium, a well-appointed kitchen with stainless steel appliances, marble counters, and wood cabinetry, plus a true primary retreat with sitting area and wood stove. Step outside to your own backyard oasis complete with sauna, manmade creek, boardwalks, rooftop patio, and western-inspired touches. With ample parking, a heated garage, breezeway, and room to expand—including potential for an additional shop or secondary suite (up to 1600 sqft with county approval)—this property offers endless possibilities just minutes from Sirocco Golf Course. A rare opportunity to own a truly unique acreage!!