



288180 450 Avenue W
Rural Foothills County, Alberta

MLS # A2092631



\$2,700,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,656 sq.ft.	Age:	2020 (4 yrs old)
Beds:	4	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	80.00 Acres		
Lot Feat:	Greenbelt, Meadow, Pasture, Private, Views, Wooded		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Partial	LLD:	36-19-4-W5
Exterior:	Post & Beam	Zoning:	A
Foundation:	Brick/Mortar, Piling(s)	Utilities:	-
Features:	Open Floorplan		

Inclusions: All chattels (AS IS) as seen during showings will be included in sale of property (except for the set of speakers in house, Ford dually, Mini pink quad)

Nestled within the heart of the Alberta foothills, this 80-acre ranch stands as a testament to the quintessential charm of rural living, deeply rooted in the history and Western ethos of the region. The spacious and renovated 1656 sq ft main house, features 4 bedrooms, 1 bathroom, and a sprawling kitchen and dining area perfect for hosting gatherings. The inviting front and back porches provide idyllic spots to relish summer nights. Perched gracefully above a sizeable spring-fed, heart-shaped pond, this residence is an unparalleled gem in one of Alberta's most sought-after rural locales. The panoramic mountain and foothills views, complemented by abundant wildlife and the presence of a captivating 1908 homestead cabin, create an enchanting atmosphere. For the outdoor enthusiasts, the proximity to Kananaskis promises an array of recreational opportunities, ensuring a haven for those seeking adventure. Only a brief 12-minute drive to Diamond Valley adds the convenience of easy accessibility to all essential amenities. Considered a rare gem, this property is a must-see, but access requires permission, and showings necessitate the presence of the listing agent to truly appreciate the unique charm and tranquility it offers. Property is currently operating as an Airbnb/VRBO.