



**GRASSROOTS**  
REALTY GROUP

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

**610205 112 Street W**  
**Rural Foothills County, Alberta**

**MLS # A2211330**



**\$1,400,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,203 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	39.93 Acres		
<b>Lot Feat:</b>	Cleared, Few Trees, Front Yard, Garden, Lawn, Pasture, Private, Views		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	2-18-2-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	ICF Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** NA

Escape to the heart of cowboy country with this charming 2007 walkout bungalow, set on 40 fenced acres of Southern Alberta beauty. With 2,405 sq ft of living space, breathtaking mountain views, and unmatched privacy, this is the lifestyle you've been waiting for. Step inside the charming bungalow and be welcomed by 12-foot vaulted ceilings on the main level, filling the home with natural light and creating a bright, airy atmosphere. The fully finished walkout basement features 8-foot ceilings, adding to the spaciousness of this 5-bedroom, 3-bathroom home. With in-floor heating throughout and a durable metal roof, this home was built for comfort and longevity. Take in sweeping views of the Rockies through large windows or soak in the serenity from your expansive outdoor space. Whether you're relaxing indoors or enjoying the great outdoors, peace and comfort surround you. A true highlight of the property is the massive 54'x120' heated shop, equipped with 200 amp service and a bathroom—ideal for a workshop, equipment storage, or convert it into your very own all-purpose riding arena or barn. With a mix of pasture and cultivated land, this acreage is perfectly suited for a hobby farm, horses, or any rural dream you envision. Perfect for horse lovers and active lifestyles. Located just 10 minutes from Longview—home to the legendary Twin Cities Saloon and the renowned Longview Steakhouse—you're close to schools, shopping, and all essential amenities, while still enjoying the peace and freedom of country living. Nestled in the breathtaking foothills of Southern Alberta, this is a region steeped in history, known for its welcoming community, cowboy roots, and easy access to outdoor adventures—from horseback riding and hiking to fishing and skiing. This is historic cowboy country—don't miss it!

miss your chance to own a slice of Alberta paradise and make it your own!