



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

322129 80 Street W
Rural Foothills County, Alberta

MLS # A2218629



\$3,250,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	2,470 sq.ft.	Age:	-
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Attached Carport, Driveway, Gravel Driveway		
Lot Size:	156.00 Acres		
Lot Feat:	Back Yard, Brush, Farm, Front Yard, Garden, Lake, Landscaped, Many Trees		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Spring
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	Open Discharge, Septic Field, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	6-21-1-W5
Exterior:	Stone, Wood Siding	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Laminate Counters, Storage, Sump Pump(s)		

Inclusions: ANTIQUE COMBINE

Welcome to an exceptional farmstead offering two distinct homes, set against the breathtaking backdrop of southwest mountain and pastoral views. The secondary home, packed with over 1,900 square feet of upgraded living space, features soaring vaulted wood ceilings, a striking gas stone fireplace, rich hardwood flooring, and expansive newer windows that flood the interior with natural light. Enjoy a modern open-concept kitchen and dining area, complete with upgraded stainless steel appliances and a cozy wood-burning fireplace—perfect for family meals and entertaining. The lower level offers a massive recreation room, ideal for gatherings and relaxation. Outdoors, you'll fall in love with the traditional hip-roof barn, adorned with classic red tin siding, and a small shop to support your hobbies or farming needs. The 156-acre parcel includes a vast hay field and a serene pond located near the secondary residence. This unique property blends modern comfort with timeless rural charm—an ideal setting for multi-generational living, hobby farming, or simply embracing a peaceful country lifestyle.