



**196096 144 Street W**  
**Rural Foothills County, Alberta**

**MLS # A2300994**



**\$3,490,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,780 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	50.00 Acres		
<b>Lot Feat:</b>	Gentle Sloping, Many Trees, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Holding Tank, Septic Field
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	15-22-2-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, High Ceilings, Kitchen Island		

**Inclusions:** N/A

This exceptional 50-acre parcel offers panoramic views of the downtown skyline and foothills, visible from nearly every vantage point on the property. Perfectly located across from the Ann & Sandy Cross Conservation Area and only 2.5 km from the city, you'll enjoy peaceful country living with quick access to everyday amenities, including Red Deer Lake School and Costco Buffalo Run. This property presents outstanding potential for future development or long-term investment with its gentle sloping land ideal for walk-out sites, multiple access points including a southeast road allowance, and two high producing wells both exceeding 12 gpm. With over 3200 sq ft of developed living space, this 5 bedroom, walk-out bungalow, built in 2016, has views that are as stunning from the main floor 600+ sq ft deck, as they are from the walk-out lower-level's oversized windows. The heart of the home is the kitchen with rich, espresso-stained cabinetry, sleek granite counters, a massive island for prep or casual dining. The kitchen connects to a bright dining area, living room and large outdoor deck. The main floor has the primary bedroom, attached ensuite, as well as two additional bedrooms, additional full bath and laundry room. The lower level is an open plan with 9' ceilings and features an expansive rec room, two additional bedrooms, a full bathroom with dual vanities, and a mechanical room. Whether you're looking to invest, develop, or simply enjoy an expansive rural retreat within minutes of the city, this is an exceptional opportunity. \*Note: some images digitally edited.