



161194 538 Avenue W  
Rural Foothills County, Alberta

MLS # A2326123



**\$1,999,999**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,872 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Gravel Driveway, Heated Garage, Parking		
<b>Lot Size:</b>	156.02 Acres		
<b>Lot Feat:</b>	Back Yard, Pasture, Private, Secluded, See Remarks, Treed, Views		

<b>Heating:</b>	In Floor, Propane, See Remarks, Wood, Wood Stove	<b>Water:</b>	Well
<b>Floors:</b>	Concrete, Wood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	32-18-2-W5
<b>Exterior:</b>	Metal Siding , Wood Frame, Wood Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks, Storage		

**Inclusions:** INCLUSIONS: MAIN HOME - REFRIGERATOR, GAS STOVE, RANGE HOOD, WASHER, DRYER, ALL WINDOW COVERINGS & WINDOW SHUTTERS; SUITE - REFRIGERATOR, ELECTRIC STOVE, ALL WINDOW COVERINGS; PROPERTY - KUBOTA RTV-X1100C WITH SNOW BLADE ATTACHMENT, JOHN DEERE 1023E TRACTOR WITH 120R FRONT-END LOADER AND 260B BACKHOE ATTACHMENT, 8,000 LB VEHICLE HOIST, EXTERNAL FUEL PUMPING TANK, FIRE PIT WITH LID, EXISTING FIREWOOD, EXISTING STONE BUILDING MATERIALS, SELECT FURNISHINGS, HOUSEHOLD CONTENTS, TOOLS, EQUIPMENT AND CHATELS ALL INCLUDED EQUIPMENT, CHATELS, FURNISHINGS AND PERSONAL PROPERTY ARE TO BE SOLD IN "AS IS, WHERE IS" CONDITION. AN EXCEPTIONAL TURNKEY FOOTHILLS LEGACY PROPERTY. Privately tucked beyond the western ridge of Highway 22 on 156.02 titled acres, this remarkable property offers breathtaking west-facing mountain views, exceptional privacy, recurring income, and thoughtfully developed improvements. A winding driveway meanders through rolling terrain before arriving at a beautifully secluded homesite nestled amongst mature trees, creating a peaceful setting with very little highway noise while still offering convenient access to Diamond Valley, Longview and the surrounding Foothills. Completed in approximately 2005, the custom-built residence was constructed using conventional 2x6 framing and finished with reclaimed barn wood and rustic architectural elements that capture the warmth and character of a classic mountain retreat. Offering 1,871.70 RMS sq. ft. above grade, the home features soaring ceilings, exposed beams, an open-concept design, two wood-burning stoves, and an upper-level primary retreat overlooking the main living area. Constructed in 2023, the heated 40'4" x 22'11" triple detached garage features three 9' x 9' overhead doors, 220-volt power, vehicle hoist, and attached one-bedroom guest accommodation with kitchen, living area, bedroom, bathroom/laundry and private deck. Buyers are advised the guest accommodation was constructed without development or building permits and is not represented as a legal secondary suite. Both the main residence and guest accommodation are serviced by the same septic system. A strong-producing domestic well, drilled in 2023, tested at up to 15 GPM with a recommended pumping rate of 8 GPM, while one or more artesian wells provide dependable stock water. Ownership is further enhanced by approximately \$11,000 annually in surface lease income together with additional annual pasture

income. Heated entirely by propane and complemented by two wood-burning stoves in the main residence and one in the guest accommodation, this property is being offered as a true turnkey opportunity. With only limited personal exclusions, the sale includes a Kubota RTV-X1100C with snow blade, John Deere 1023E tractor with 120R loader and 260B backhoe, 8,000 lb vehicle hoist, select furnishings, household contents, tools, equipment and additional chattels. Whether you're seeking a full-time country residence, recreational retreat, investment property or legacy holding for generations to come, this is a truly rare opportunity to own one of Foothills County's most unique rural offerings.