



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

200, 176053 174 Avenue W
Rural Foothills County, Alberta

MLS # A2342250



\$1,350,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,229 sq.ft.	Age:	1985 (41 yrs old)
Beds:	3	Baths:	3
Garage:	Asphalt, Double Garage Detached, Driveway, Electric Gate, Front Drive, Gara		
Lot Size:	10.06 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Dog Run Fenced In, Front Yard, Gentle Sloping, Lan		

Heating: Boiler, Forced Air, Natural Gas

Floors: Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: See Remarks, Wood

Features: Bathroom Rough-in, Central Vacuum, No Smoking Home, Sump Pump(s), Tile Counters, Wood Windows

Water: Private, Well

Sewer: Septic Field, Septic Tank

Condo Fee: -

LLD: 30-22-2-W5

Zoning: CR

Utilities: -

Inclusions: 2 shelving units in garage, workbench in garage, garage heater, wood shed and shelter, wood shed/greenhouse, wood shed, wood platform. All kitchen appliances are believed to be in working condition however all chattels are all being sold "as is". All out buildings are being sold "as is". Humidifier(non functioning, as-is)

Location, location never having come on the market- making this a wonderful opportunity to own a very spacious bungalow (2229 sq. ft) on a park-like 10.06-acre property. 10 acres is becoming harder to find for this land size & proximity to the city! Plus, mountain views that are among the best given your elevation and the rolling Foothills will be all yours! The home itself is flooded with light, having an abundance of windows and expansive living spaces. The layout is anything but "cookie-cutter," with the beautiful, curved wall and sunken living room that is now back on trend with a cozy wood-burning fireplace. Featuring 3 bedrooms, two of them having their own ensuites and a primary that has its own private deck access for those mornings spent on the deck. The dining room is well connected to the living room space for an open-concept feel. While the kitchen is more traditional in having its own entrance, the space offers endless redesign options as it is a massive space with eat in/ island options & has access to the south wrap-around deck. There is so much potential to reconfigure spaces to suit your family's needs. The home is move-in ready, having been recently repainted & would be very possible to live in while doing renovations, if that is desired. The home sits up high on the crest of a hill, with mature trees and an extensive shelter belt of vegetation. Approached through remote opening gates that lead onto a long driveway (which is shared but you own) that leads up to the home. There are two large decks to the south & west that wrap around, and another off the east side where you can let your dog free into a large, fenced area. No matter where you are on the property, you can enjoy the expansive grounds surrounding the house, mature vegetation, and million-dollar views. If you want to have horses there is lots of room to make pastures, add

a barn, and a riding ring! Additionally, you get a few outbuilding chicken coop, garden shed, woodshed and dog run. There is a large two-car garage, heated with in-floor heating, with storage & a workbench that has a breezeway to the house. The basement is unfinished and wide open for a new owner to finish to suit their own needs, with lots of windows and a rough-in bathroom. With lots of scope to redesign and enhance both the inside and the exterior, this property holds so much potential. Updates that have been done: Hot water tank - June 2025, Iron filtration system — December 2022 Expansion tank installed - January 2017, New Well pump & Pressure Tank — 2019, Vacuflow + attachment installed - February 2020, Malarkey Legacy Class 4 Impact SBS Rubberized Newer Asphalt shingles — 2018, New hot water tank — 2025, Sump Pump — Serviced 2025 GENERAC Guardian 18kW GEN7226 and 100A Auto Transfer Switch (\$18,000) - Summer 2025