

# \$1,790,000 - 418102 96 Street W, Rural Foothills County

MLS® #A2234118

**\$1,790,000**

4 Bedroom, 3.00 Bathroom, 2,159 sqft  
Residential on 13.08 Acres

NONE, Rural Foothills County, Alberta

Stunning 13 acre property with incredible views! The original owners were incredible landscape artists and created an amazing oasis. With established trees, multiple perennial gardens, patios, and 3 horse paddocks, every exterior space has thoughtfully planned. The home was expanded (larger foundation) and substantially renovated in 2002. The current owners have replaced appliances, updated flooring, paint, plumbing fixtures (and more) to reflect current design trends. Main floor is heating via in floor heating and features incredible custom country kitchen with large butlers pantry, open concept living/dining room with vaulted ceilings and large windows where you can enjoy the amazing mountain views. The den is currently used as a 5th bedroom. Primary bedroom features a walkin closet with stacked laundry unit. Main bathroom has steam shower, clawfoot tub and antique vanity. So much character!! Additional bedroom has 2 piece ensuite- perfect for guests. Lower level is partially developed with 2 bedrooms, 3 piece bathroom, family room (fireplace never used) and rec room. Undeveloped area allows for plenty of storage and second washer/dryer. The barn is 40 x 30 and has 5 box stalls plus tack room, with attached equipment shed. There are paddocks located on the west end of the property and a fenced area at the top of the hill (east end of property, check out the VIEW) so lots of room for your horses. The log cabin is heated with a wood burning stove



and makes a perfect home away from home. This property must be seen to be fully appreciated. Located on pavement and easy access to Okotoks, High River, Diamond Valley and Kananaskis. Well and septic have been maintained by Titan Water.

Built in 2002

### **Essential Information**

MLS® #	A2234118
Price	\$1,790,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,159
Acres	13.08
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	418102 96 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 6A5

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	10
Parking	Driveway, Garage Faces Front, Garage Faces Side, Quad or More Detached
# of Garages	4

### **Interior**

Interior Features	No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Refrigerator, Washer
Heating	Baseboard, In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Gentle Sloping, Many Trees, Rolling Slope
Roof	Metal
Construction	Cedar, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 25th, 2025
Days on Market	9
Zoning	CR

## Listing Details

Listing Office	RE/MAX Complete Realty
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