

# \$1,900,000 - 211 Street W, Rural Foothills County

MLS® #A2211339

**\$1,900,000**

4 Bedroom, 3.00 Bathroom, 1,535 sqft  
Residential on 7.03 Acres

NONE, Rural Foothills County, Alberta

## TWO RESIDENCES – ONE INCREDIBLE PROPERTY!

If you're looking for privacy, space, and versatility, this stunning 7-acre property offers two separate residences, expansive workshop spaces, and modern upgrades, all tucked away in a peaceful, secluded setting. With a private entrance, you won't see any neighbors or even the highway, ensuring complete privacy and tranquility.

## TWO HOMES – ENDLESS POSSIBILITIES

The main home is warm and inviting, featuring 4 spacious bedrooms, 2.5 bathrooms, and a charming wood-burning fireplace. Thoughtfully updated, it includes new flooring (2020), an updated bathroom (2024), and a new water softener (2024). The septic system was serviced in March 2025.

The second residence, a garage suite built in 2020, is a beautifully designed passive 2-bedroom, 1-bathroom home with concrete floors, triple-pane windows, and solar panels. This modern and energy-efficient space is perfect for extended family, guests, or rental income.

## PRIVATE & FUNCTIONAL OUTDOOR SPACE

The property is fully set up for country living, with full fencing for horses and a separate fenced dog yard, making it ideal for animal lovers. The landscaping was updated in 2023, creating a serene retreat with a ceremony spot for special gatherings and a wood-burning sauna, perfect for unwinding after a long day.



## EXPANSIVE OUTBUILDINGS & WORKSPACES

For those who need workspace or storage, the property includes a massive 10,000 sq. ft. quonset and a 1,000 sq. ft. insulated and heated garage (2020), ensuring comfort and functionality year-round. The property also includes an 800 sq. ft woodshop (which was once a horse stable).

This property offers a rare combination of complete privacy, two residences, income potential, and a vast workspace all in a peaceful and secure setting. Don't miss the chance to own this truly special acreage.

Built in 1976

### Essential Information

MLS® #	A2211339
Price	\$1,900,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,535
Acres	7.03
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	211 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S2Y5

### Amenities

Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	High Ceilings, Beamed Ceilings
Appliances	Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Lighting, Dog Run, Outdoor Grill
Lot Description	Treed
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 13th, 2025
Days on Market	33
Zoning	CR

### Listing Details

Listing Office	Onyx Realty Ltd.
----------------	------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.