

\$330,000 - 1302 Mountain Avenue, Rural Foothills County

MLS® #A2261084

\$330,000

3 Bedroom, 2.00 Bathroom, 1,080 sqft
Residential on 0.13 Acres

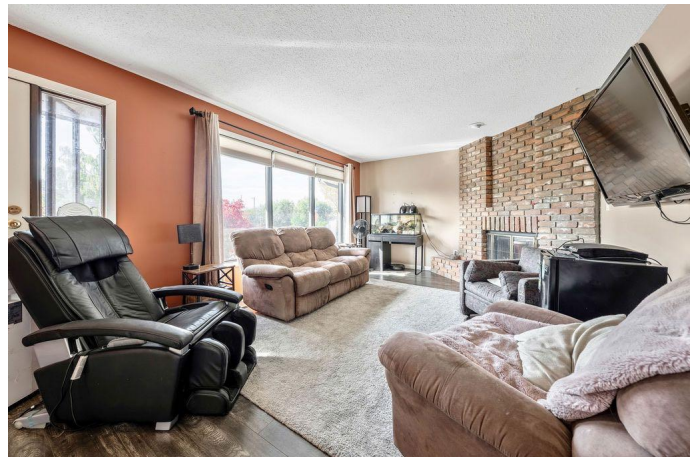
NONE, Rural Foothills County, Alberta

Looking for space, value, and small town charm? This fully finished detached home on a generous corner lot in the quiet community of Blackie is a rare find. Offering excellent value just 35 minutes from Calgary's South End and only a 10 minute drive to High River.

This well maintained property includes a oversized single detached garage (24'x 14'), a large carport (21'6" x 16'), and a beautifully landscaped yard perfect for enjoying the outdoors, gardening, or entertaining.

Inside, the home features a spacious and functional layout, starting with a large kitchen equipped with plenty of oak cabinetry for storage, flowing into a bright dining area and a cozy living room with a brick faced wood burning fireplace, deal for relaxing evenings. The main level also includes a generous primary bedroom and a second bedroom that's perfectly sized for bunk beds or a home office. There's also a 4-piece main bath and a huge laundry/mudroom conveniently located off the carport entry.

The fully finished basement adds even more living space with a massive recreation and family room great for games, media, or gatherings. You'll also find a large third bedroom, a 3-piece bathroom, and a spacious storage/mechanical room.



Enjoy the peace and quiet of small town living while still being close to big city amenities. This home has been well kept, move in ready, and is just waiting for your personal touch.

Book your private showing today!

Built in 1983

Essential Information

MLS® #	A2261084
Price	\$330,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,080
Acres	0.13
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1302 Mountain Avenue
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L0J0

Amenities

Parking Spaces	3
Parking	Carport, Single Garage Detached
# of Garages	1

Interior

Interior Features	Central Vacuum, Storage
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Appliances	Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Playground
Lot Description	Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Landscaped, Lawn, Level, Many Trees, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	September 30th, 2025
Zoning	RC

Listing Details

Listing Office	Real Broker
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