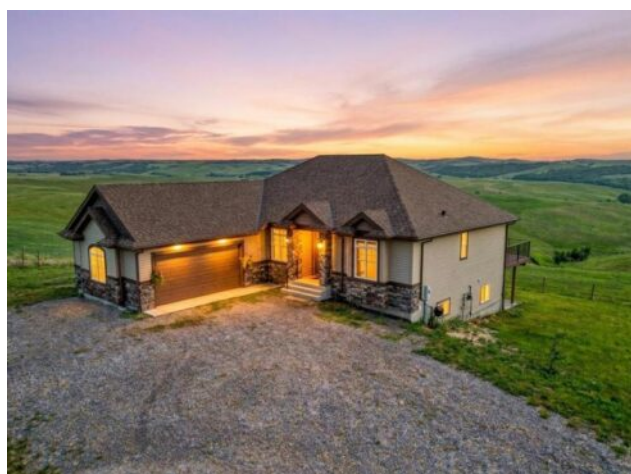


196096 144 Street W
Rural Foothills County, Alberta

MLS # A2300994



\$3,490,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,780 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	50.00 Acres		
Lot Feat:	Gentle Sloping, Many Trees, No Neighbours Behind		

Heating: Forced Air

Water: Well

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: Holding Tank, Septic Field

Roof: Asphalt

Condo Fee: -

Basement: Full

LLD: 15-22-2-W5

Exterior: Vinyl Siding, Wood Frame

Zoning: A

Foundation: Poured Concrete

Utilities: -

Features: Double Vanity, Granite Counters, High Ceilings, Kitchen Island

Inclusions: N/A

This exceptional 50-acre parcel offers panoramic views of the downtown skyline and foothills, visible from nearly every vantage point on the property. Perfectly located across from the Ann & Sandy Cross Conservation Area and only 2.5 km from the city, you'll enjoy peaceful country living with quick access to everyday amenities, including Red Deer Lake School and Costco Buffalo Run. This property presents outstanding potential for future development or long-term investment with its gentle sloping land ideal for walk-out sites, multiple access points including a southeast road allowance, and two high producing wells both exceeding 12 gpm. With over 3200 sq ft of developed living space, this 5 bedroom, walk-out bungalow, built in 2016, has views that are as stunning from the main floor 600+ sq ft deck, as they are from the walk-out lower-level's oversized windows. The heart of the home is the kitchen with rich, espresso-stained cabinetry, sleek granite counters, a massive island for prep or casual dining. The kitchen connects to a bright dining area, living room and large outdoor deck. The main floor has the primary bedroom, attached ensuite, as well as two additional bedrooms, additional full bath and laundry room. The lower level is an open plan with 9' ceilings and features an expansive rec room, two additional bedrooms, a full bathroom with dual vanities, and a mechanical room. Whether you're looking to invest, develop, or simply enjoy an expansive rural retreat within minutes of the city, this is an exceptional opportunity. *Note: some images digitally edited.