

211 Street W
Rural Foothills County, Alberta

MLS # A2211339



\$1,795,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,535 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	7.03 Acres		
Lot Feat:	Treed		

Heating:	Central	Water:	Well
Floors:	Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	35-21-3-W5
Exterior:	Wood Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, High Ceilings		

Inclusions: Sauna House

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.