

# \$1,395,000 - 482154 176 Street W, Rural Foothills County

MLS® #A2228161

**\$1,395,000**

5 Bedroom, 3.00 Bathroom, 1,380 sqft  
Residential on 5.00 Acres

NONE, Rural Foothills County, Alberta

OPEN HOUSE Saturday July 5th.,  
11:00-12:30 ... Peaceful Country Setting with  
VIEWS, VIEWS, AND MORE VIEWS! Come  
prepared cause you won't want to leave  
this neat and tidy 5 acres with everything one  
family needs for country living! Starting the  
moment, you drive through the log overhead  
ranch entrance on to your 5 acres, you  
have freshly stained plank fencing, a 1380 sq.  
ft. 5 bedroom (3 up & 2 down) home with  
attached oversized heated single car garage,  
a full length covered South facing deck to  
enjoy incredible views of the valley and  
mountains all day long or a cozy spot to cool  
off. Inside the updated home offers a  
farmhouse vibe with a spacious open concept  
charm, vaulted ceilings, engineered hardwood,  
and access to the front cover deck. A country  
girl's dream kitchen with a large island  
highlighted with barnwood, a copper  
farmhouse sink, and a lot of cupboard space.  
Primary suite with walk in closet and a  
refreshing 3-piece ensuite plus 2 more  
bedrooms. Also on the main floor is the main  
laundry with access to the back deck,  
clothesline that will burst your laundry with  
beautiful sunlight and airy fresh scent, and  
backyard fun. The basement is fully finished,  
offering 2 more bedrooms, a family room,  
3-piece new bathroom and a room for an office  
or hobby room. Outside is a huge 32' x  
48' Quonset with 220 & 110 electric, &



mezzanine. A 22' x 24' barn with 2 stall boxes, insulated, water and power, other outbuildings include 8' X 30' chicken coop, and a 10' x 20' greenhouse with raised beds also a protected netting to cover the entire garden boxes. Up top of the 5 acres is a little campground, perfect for overnight guests and to roast a hotdog and star gaze. If you're looking for those spectacular Alberta views conveniently located and 5 acres to set up a mini hobby farm with all the bells and whistles - this property provides all of that and more!!

Built in 1950

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2228161                         |
| Price          | \$1,395,000                      |
| Bedrooms       | 5                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,380                            |
| Acres          | 5.00                             |
| Year Built     | 1950                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 482154 176 Street W    |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S 1A1                |

### Amenities

|         |                       |
|---------|-----------------------|
| Parking | Quad or More Detached |
|---------|-----------------------|

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Open Floorplan, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Stove, Refrigerator, Washer/Dryer Stacked, Window Coverings                 |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit, Garden, Private Yard, Storage  |
| Lot Description   | Back Yard, Front Yard, Garden, Lawn, Pasture, Private, Treed, Views, Many Trees, Rolling Slope |
| Roof              | Metal  |
| Construction      | Wood Frame, Metal Siding   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 26              |
| Zoning         | CR              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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