

# \$1,050,000 - 144028 Highway 549 W, Rural Foothills County

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MLS® #A2225913

**\$1,050,000**

4 Bedroom, 2.00 Bathroom, 1,277 sqft  
Residential on 6.50 Acres

NONE, Rural Foothills County, Alberta

Magnificent Mountain Views on your way through the Foothills. Close to Okotoks and Kananaskis, This 6+ acreage and Private rural home has New flooring, fresh paint, fabulous country style wood ceilings, Chef's kitchen and new bathroom. Large windows throughout home letting in lots of natural light with interior sliding barn doors and large outer deck for enjoying get togethers with family and friends. Downstairs there is a second kitchen and presently getting a refresh of flooring & paint. Renovation to be completed in the next 3 weeks. Walkout basement leads to a private covered hot tub and patio. This acreage is nicely landscaped and cross-fenced for the Equine members in your family. Horses have their own clubhouse (multi-stall barn) to relax within and a massive fenced area to run. With the oversized two car garage/ Impressive shop you have a complete package for consideration. Close enough to Town and still far enough away. RPR on order.

Built in 1983

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2225913    |
| Price     | \$1,050,000 |
| Bedrooms  | 4           |
| Bathrooms | 2.00        |



|                |                                  |
|----------------|----------------------------------|
| Full Baths     | 2                                |
| Square Footage | 1,277                            |
| Acres          | 6.50                             |
| Year Built     | 1983                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 144028 Highway 549 W   |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S 3H3                |

### Amenities

|              |  |
|--------------|--|
| Parking      | Double Garage Detached, Heated Garage, Oversized |
| # of Garages | 2  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Beamed Ceilings, Closet Organizers, Double Vanity, Open Floorplan, Master Downstairs, Stone Counters, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Gas Range, Gas Stove, Refrigerator, Washer/Dryer, Water Purifier   |
| Heating           | Forced Air, Wood Stove   |
| Cooling           | Central Air  |
| Has Basement      | Yes  |
| Basement          | Partially Finished, See Remarks  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit, Private Yard                           |
| Lot Description   | Corner Lot, Irregular Lot, Private, Treed, Views |
| Roof              | Asphalt, Metal                                   |
| Construction      | Aluminum Siding, Wood Frame                      |
| Foundation        | Wood   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 8th, 2025 |
| Days on Market | 11             |
| Zoning         | CR             |

## **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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