



128256 402 Avenue Rural Foothills County Alberta

\$1,100,000

Is it time for the country way of life, but still want to have the convenience of small town living? How about huge Mountain views, 29 acres, 800 meters East of Rona in Diamond Valley? Here sits everything you need in an affordable acreage, featuring 25 acres of hay land, mature yard, 30x40 pole shed/shop and a 1220 sq ft bungalow with a well designed usable floor plan. For the first time on the market since the owners built it in 1992. This well kept country beauty, has plenty of character, is well laid out, with big window views so you can drink in the Rocky Mountains or foothills views out of every room. A family country kitchen, 2 bedrooms, living room, and formal dining room, all on the main level. Below you will find attached oversized double garage that walks into the large fully finished basement, with 2 more bedrooms, laundry room, and a cackling wood stove to curl up beside in a family fun rec room. The fully landscaped yard has a large mature trees, and plenty of space for the kids run and frolic on, in this years summer sun. Talk about convenient, this acreage also has easy access to Hwy 7, only 5 min to the Oil fields hospital, K-12 Public School, Rec facilities, and a variety of quaint Mom and Pop shops all in Diamond Valley. You are also within close proximity to the Kananaskis in the West and only 15 minutes to Okotoks where you will find the big box, Grocery stores, Costco, Walmart, and Home depot to the East. This is a great buy as a full time residence, or a weekend get away. From the comfort of your 400 sq ft screened in patio, enjoy your morning coffee watching the sunrise over the open prairie and cocktails in the evening, as the sun sets over Rocky Mountains and the twinkling lights of Diamond Valley. Prepare to be "wowed". Isn't time for the country way of life, out west beside Diamond Valley? This all can be yours. The List Price does...

4pc Bathroom 9.83 Ft x 7.58 Ft
Bedroom 13.50 Ft x 10.42 Ft
Bedroom 10.50 Ft x 8.83 Ft
Laundry room 10.42 Ft x 15.42 Ft
Recreational, Games room 17.00 Ft x 21.08 Ft
Storage 10.50 Ft x 7.58 Ft
Storage 9.92 Ft x 4.58 Ft
Furnace 8.92 Ft x 5.92 Ft

2pc Bathroom 5.25 Ft x 5.42 Ft
4pc Bathroom 4.75 Ft x 9.50 Ft
Bedroom 10.50 Ft x 10.83 Ft
Dining room 13.92 Ft x 12.50 Ft
Kitchen 14.75 Ft x 16.00 Ft
Living room 15.25 Ft x 13.42 Ft
Primary Bedroom 14.08 Ft x 12.92 Ft

a

Listing Presented By:



Originally Listed by:
Coldwell Banker Mountain Central

<http://www.landinalberta.com/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca