



# 144003 370 Avenue Rural Foothills County Alberta

\$1,525,000

\*\*\*open house CANCELLED\*\*\*This exceptional 68.8 acre property located just minutes north of Black Diamond is a rare multi-household opportunity. Featuring breathtaking mountain views, the estate is ideal for horse lovers with its 5-acre fully fenced pasture(small section to be added) and charming 2-stall barn complete with a tack area, feed storage, and a water hydrant. The main house is a striking walk-out bungalow, designed to blend modern living with country charm. The open floor plan is accentuated by wide plank hardwood flooring, cathedral windows, and a wrap-around deck that offers panoramic views. Recently updated kitchen boasts wooden countertops and stainless steel appliances, seamlessly connecting to a spacious dining room ready to host family gatherings. The living room, framed by cathedral windows and a vaulted ceiling, features a cozy wood-burning stove that provides a warm place to gather during winter months. The main level also includes two charming bedrooms and a half bath (with accessible plumbing to add a shower). The master bedroom stands out as a tranquil retreat with patio doors leading to the deck that captures stunning mountain views, along with a lovely 3-piece bathroom featuring slate floors and a free-standing soaker tub. The walk-out lower level was fully renovated seven years ago which included a new furnace, hot water tank, plumbing, electrical work, and in-floor heating in the bathroom. This level provides additional living space including a family room, recreation area, two large bedrooms, a 4-piece bath, and laundry /storage rooms. The attached illegal suite with its own private entrance offers an ideal living arrangement for extended family. This freshly painted space features an open floor plan with a large country kitchen, dining room, and living room with easy-to-maintain laminate flooring and attractive tongue-and-groove wood ...

Family room 14.08 Ft x 30.58 Ft

Recreational, Games room 11.08 Ft x 16.83 Ft

Bedroom 11.00 Ft x 12.75 Ft

Kitchen 11.50 Ft x 12.42 Ft

Primary Bedroom 12.50 Ft x 13.17 Ft

Bedroom 8.83 Ft x 10.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Bedroom 10.50 Ft x 14.50 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Living room 16.17 Ft x 21.00 Ft  
Dining room 10.00 Ft x 12.50 Ft

Bedroom 9.33 Ft x 10.17 Ft  
4pc Bathroom .00 Ft x .00 Ft  
2pc Bathroom .00 Ft x .00 Ft