



# 288180 450 Avenue Rural Foothills County Alberta

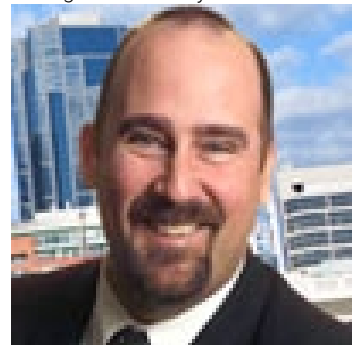
\$2,999,999

Nestled within the heart of the Alberta foothills, this 80-acre ranch stands as a testament to the quintessential charm of rural living, deeply rooted in the history and Western ethos of the region. The spacious and renovated 1656 sq ft main house, features 4 bedrooms, 1 bathroom, and a sprawling kitchen and dining area perfect for hosting gatherings. The inviting front and back porches provide idyllic spots to relish summer nights. Perched gracefully above a sizeable spring-fed, heart-shaped pond, this residence is an unparalleled gem in one of Alberta's most sought-after rural locales. The panoramic mountain and foothills views, complemented by abundant wildlife and the presence of a captivating 1908 homestead cabin, create an enchanting atmosphere. For the outdoor enthusiasts, the proximity to Kananaskis promises an array of recreational opportunities, ensuring a haven for those seeking adventure. Only a brief 12-minute drive to Diamond Valley adds the convenience of easy accessibility to all essential amenities. Considered a rare gem, this property is a must-see, but access requires permission, and showings necessitate the presence of the listing agent to truly appreciate the unique charm and tranquility it offers. (id:6769)

Kitchen 18.08 Ft x 11.42 Ft  
Dining room 18.08 Ft x 9.50 Ft  
Living room 23.67 Ft x 15.83 Ft  
Foyer 18.42 Ft x 8.42 Ft  
Laundry room 5.42 Ft x 3.17 Ft  
Other 8.25 Ft x 5.25 Ft

Primary Bedroom 10.33 Ft x 9.58 Ft  
Bedroom 10.33 Ft x 9.33 Ft  
Bedroom 10.33 Ft x 9.00 Ft  
Bedroom 8.33 Ft x 8.25 Ft  
3pc Bathroom 8.08 Ft x 8.25 Ft

Listing Presented By:



Originally Listed by:  
SOTHEBY'S INTERNATIONAL  
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