



450197 216 Street Rural Foothills County Alberta

\$1,799,900

****OPEN HOUSE this coming Saturday August 24, 2024 from 12pm-4pm, please join us for local snacks and beverages!**** Welcome to Coulee Creek! Discover an enchanting 56-acre haven just west of Diamond Valley, where nature's beauty unfolds in every direction. This picturesque property features three ponds, annually stocked with fish (including rainbows and browns last year), and a serene stream winding between the ponds through the landscape. As you explore, you'll be captivated by breathtaking mountain views and the varied topography that adds character to this stunning retreat. The property is already set up for horses, with cross-fencing and several horse shelters. Well-designed outdoor spaces include a playground area and a charming walkway of boardwalk planks leading to a massive fire pit overlooking the pond. This property offers tremendous potential, starting with the main house. Originally built in 1960, this sprawling 2,000-square-foot rancher underwent significant renovations in 2000, effectively updating its construction year. Inside, a grand great room invites you and your family to unwind around a cozy woodstove fireplace, complemented by vaulted windows and skylights. The expansive kitchen features a center island, an enormous dining area, and plenty of cupboards and counter space. The primary bedroom includes a 3-piece ensuite for comfort and convenience, along with an office or potential second bedroom, main floor laundry, and a large storage pantry. The walk-out basement reveals a massive recreation room with a freestanding gas fireplace, a spacious second bedroom with a 3-piece ensuite, and an additional bathroom--perfect for hosting guests or family gatherings. Additionally, take advantage of a 2,400-square-foot shop built in 2004, featuring electrical concrete flooring, a dedicated tack room, potential office space, and a loft. That's not all! This re...

Recreational, Games room 20.08 Ft x 29.58 Ft

Bedroom 10.17 Ft x 18.17 Ft

3pc Bathroom 6.00 Ft x 5.83 Ft

3pc Bathroom 6.00 Ft x 5.25 Ft

Furnace 7.00 Ft x 6.17 Ft

Dining room 21.00 Ft x 10.17 Ft

Kitchen 12.17 Ft x 14.33 Ft

Great room 27.08 Ft x 21.00 Ft

Foyer 8.83 Ft x 14.50 Ft

Office 8.67 Ft x 15.67 Ft

Primary Bedroom 17.42 Ft x 13.67 Ft

4pc Bathroom 4.92 Ft x 10.83 Ft

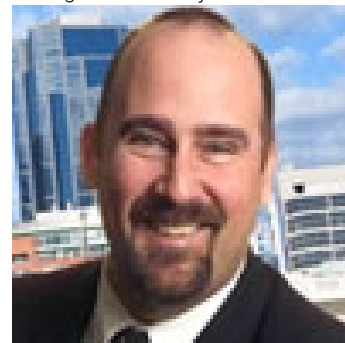
2pc Bathroom 4.92 Ft x 4.92 Ft

Laundry room 8.25 Ft x 4.92 Ft

Guest suite 60.00 Ft x 25.00 Ft

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Listing Presented By:



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