# \$950,000 - 64144 434 Avenue W, Rural Foothills County

MLS® #A2196751

# \$950,000

4 Bedroom, 1.00 Bathroom, 1,526 sqft Residential on 6.72 Acres

NONE, Rural Foothills County, Alberta

The classic farm house where you walk into the mud room - kick off your boots - and step up to a beautiful country kitchen and the coffee is always on. This terrific 6.72 acres is the home place which belonged to the historical Mounkes Ranch. A 1536 square foot, 4 bedroom, fully renovated home that certainly has the original farm house vibe while at the same time offering you the energy efficiency of triple pane windows, steel roof, and central air conditioning.. The home is tucked away behind a grove of caragana bushes that provides privacy and a hideaway to many species of birds. Gorgeous Foothills of the Rocky Mountain views surround this property that also features a little creek that runs south to the Sheep River. Along with your comfy cozy farm house the property also features a full of character red barn with loft and a purposeful workshop with a red western facade. The property easily lends itself to a great set up for horses or hobby farm with goats, sheep, rabbits, and lots of space for a productive country garden. This house has a full basement and you can tell that it's been built to last a long time. Downstairs also offers the traditional cold storage rooms for the pickling and preserves you'll be getting out of your garden. Of course location of a home is always a significant asset and this property is conveniently set between the town of Diamond Valley and it's amazing small town feel full of great coffee houses, restaurants, and other incredible retail shops and Okotoks which







offers you all the amenities required. It's a lifestyle that many are looking for in this day and age. Relaxing in your big country living room full of soothing sunshine and feeling the warmth of the hardwood floors. It's full of life and all yours to enjoy.

#### Built in 1949

#### **Essential Information**

MLS® # A2196751 Price \$950,000

Bedrooms 4

Bathrooms 1.00

Full Baths 1

Square Footage 1,526 Acres 6.72 Year Built 1949

Type Residential

Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

# **Community Information**

Address 64144 434 Avenue W

Subdivision NONE

City Rural Foothills County

County Foothills County

Province Alberta
Postal Code T1S 6A2

### **Amenities**

Parking Parking Pad

#### Interior

Interior Features No Smoking Home, Vinyl Windows, Central Vacuum, Granite Counters,

**Natural Woodwork** 

Appliances Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Central Air

Conditioner, Gas Water Heater, Water Purifier

Heating Forced Air Cooling Central Air

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Private Yard, Fire Pit, Garden

Lot Description Level, Private, Views, Creek/River/Stream/Pond, Dog Run Fenced In,

Garden, Gentle Sloping, Lawn, No Neighbours Behind, Native Plants,

Pasture, Seasonal Water

Roof Metal
Construction Stucco

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 3rd, 2025

Days on Market 242

Zoning CRES

# **Listing Details**

Listing Office Keller Williams BOLD Realty

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