

# \$899,900 - 208191 424 Avenue W, Rural Foothills County

MLS® #A2209017

**\$899,900**

1 Bedroom, 1.00 Bathroom, 1,385 sqft  
Residential on 1.95 Acres

Lineham Crossing, Rural Foothills County,  
Alberta

\*\*\* OPEN HOUSE SAT APRIL 12, 2-4PM

\*\*\*Discover Your Dream Retreat on the Sheep River! Perched atop the stunning Sheep River, this unique property offers breathtaking views that stretch to the horizon, making it feel like you can reach out and touch the majestic Rocky Mountains. Just 3 km west of Turner Valley and a short 17 km drive to Kananaskis Country, this location is perfect for outdoor enthusiasts and those seeking tranquility. The current owner envisioned grand plans but has already created a beautiful carriage house suite above an oversized double garage. Custom-built by Ryan Homes, the exterior boasts durable hardy board siding, while the interior welcomes you with a spacious foyer complete with a utility room and laundry area. The 28 x 32 double garage is fully finished and insulated, making it ideal for storage, parking, or a workshop. Step into the exquisite carriage house unit above, featuring a southwest-facing deck that offers views so captivating, theyâ€™ll leave you breathless. The open-concept design includes a large primary suite, a stylish kitchen with stainless steel appliances, quartz countertops, and an extra-large pantry, all seamlessly connected to the cozy living area. This property is not just a home; itâ€™s an incredible opportunity! No expense was spared on the water system, shared well and 3300 gallon underground



cistern and a mound septic system, both large enough to accommodate that second residence-did I mention RV pad next to house with power and septic dump. Bonus-power to the gate and attached greenhouse in the back.

Whether you envision it as a holding property for your dream home, a charming Airbnb, or a peaceful country getaway from the hustle and bustle of city life, the possibilities are endless. Donâ€™t miss your chance to own this picturesque haven!

Built in 2021

### Essential Information

MLS® #	A2209017
Price	\$899,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,385
Acres	1.95
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	208191 424 Avenue W
Subdivision	Lineham Crossing
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L2A0

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	No Smoking Home, Pantry, Quartz Counters, Vinyl Windows
Appliances	Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, Garden, RV Hookup, Rain Barrel/Cistern(s)
Lot Description	Cul-De-Sac, Garden, Irregular Lot, Many Trees, No Neighbours Behind, Views, Greenbelt, Native Plants
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 4th, 2025
Days on Market	7
Zoning	CRES

## Listing Details

Listing Office	RE/MAX Complete Realty
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