

# \$1,200,000 - 11 Black Bear Lane, Rural Foothills County

MLS® #A2217127

**\$1,200,000**

4 Bedroom, 3.00 Bathroom, 2,152 sqft

Residential on 1.80 Acres

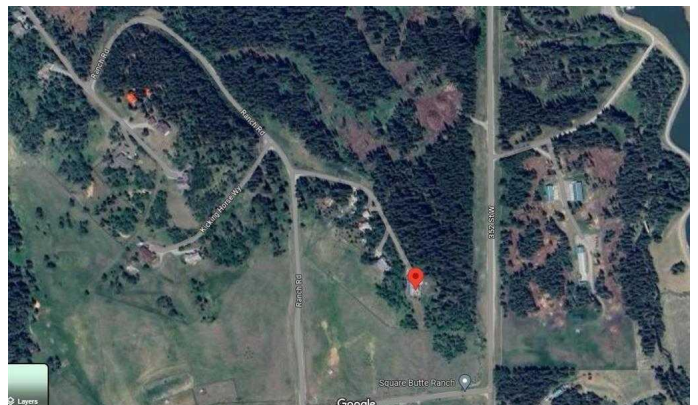
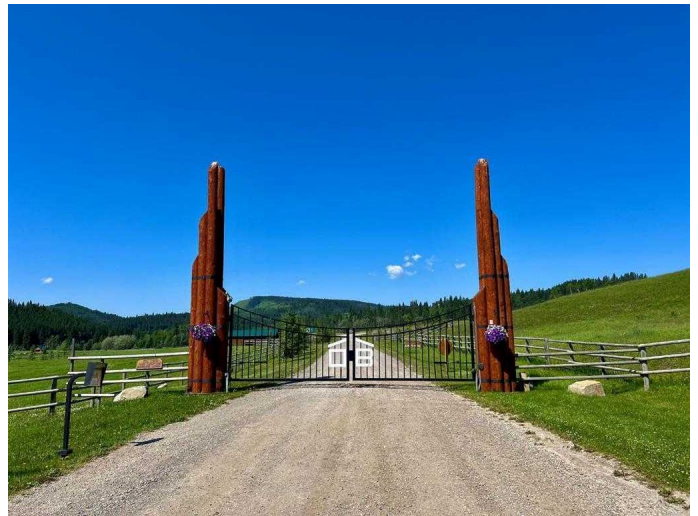
NONE, Rural Foothills County, Alberta

Welcome to the quiet secluded Square Butte Ranch. Located at the end of a paved road sits this beautiful 2 story walk-out bungalow with a double detached garage. The main level of the residence contains an open-concept living room and dining area, kitchen with an eating area, two bedrooms, laundry, and two full bathrooms. The living/dining room includes vaulted ceiling, wood beams and a stone-faced fireplace. The master bedroom has a sitting area with french doors opening out to the beauty of the nature around you. Main floor bathroom has a tiled shower, dual sinks and a separate water closet. The second main floor bathroom has dual sinks, tiled shower, and a jetted tub. A fully developed walk out basement with 2 bedrooms and a bathroom make this house large enough for a big family or to welcome the over nighting guests. Unique underground safe dwelling makes this home a perfect opportunity for the off grid enthusiast.

Built in 1996

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2217127    |
| Price          | \$1,200,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,152       |



|            |                                  |
|------------|----------------------------------|
| Acres      | 1.80                             |
| Year Built | 1996                             |
| Type       | Residential                      |
| Sub-Type   | Detached                         |
| Style      | 2 Storey, Acreage with Residence |
| Status     | Active                           |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 11 Black Bear Lane     |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T0L 0K0                |

### **Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Other                               |
| Parking Spaces | 8                                   |
| Parking        | Double Garage Attached, See Remarks |
| # of Garages   | 2                                   |

### **Interior**

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                        |
| Appliances        | Dishwasher, Electric Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                            |
| Cooling           | None                                                                               |
| Fireplace         | Yes                                                                                |
| # of Fireplaces   | 2                                                                                  |
| Fireplaces        | Stone, Wood Burning                                                                |
| Has Basement      | Yes                                                                                |
| Basement          | Finished, Full                                                                     |

### **Exterior**

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Other                                                                                                                                                 |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Creek/River/Stream/Pond, Farm, Garden, Lawn, Many Trees, No Neighbours Behind, Pasture, Secluded |
| Roof              | Wood                                                                                                                                                          |

|              |                         |
|--------------|-------------------------|
| Construction | Wood Frame, Wood Siding |
| Foundation   | Poured Concrete         |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 55            |
| Zoning         | REC           |
| HOA Fees Freq. | MON           |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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