

# \$3,250,000 - 322129 80 Street W, Rural Foothills County

MLS® #A2218629

**\$3,250,000**

4 Bedroom, 3.00 Bathroom, 2,470 sqft

Residential on 156.00 Acres

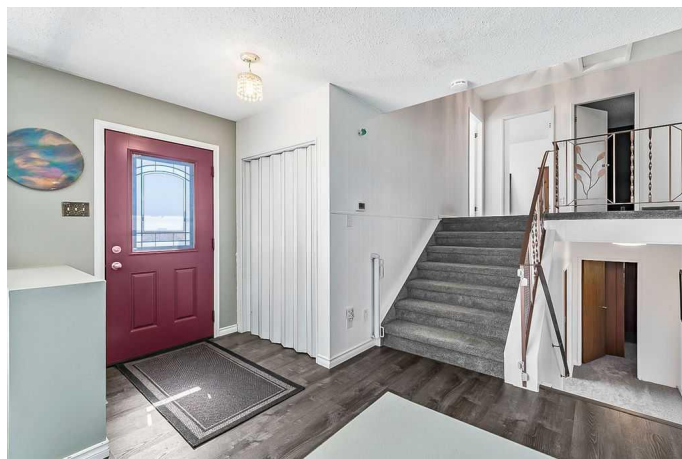
NONE, Rural Foothills County, Alberta

Welcome to an exceptional farmstead offering two distinct homes, set against the breathtaking backdrop of southwest mountain and pastoral views. The secondary home, packed with over 1,900 square feet of upgraded living space, features soaring vaulted wood ceilings, a striking gas stone fireplace, rich hardwood flooring, and expansive newer windows that flood the interior with natural light.

Enjoy a modern open-concept kitchen and dining area, complete with upgraded stainless steel appliances and a cozy wood-burning fireplace—perfect for family meals and entertaining. The lower level offers a massive recreation room, ideal for gatherings and relaxation.

Outdoors, you'll fall in love with the traditional hip-roof barn, adorned with classic red tin siding, and a small shop to support your hobbies or farming needs. The 156-acre parcel includes a vast hay field and a serene pond located near the secondary residence.

This unique property blends modern comfort with timeless rural charm—an ideal setting for multi-generational living, hobby farming, or simply embracing a peaceful country lifestyle.



## Essential Information

MLS® # A2218629

Price \$3,250,000

Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,470
Acres	156.00
Type	Residential
Sub-Type	Detached
Style	4 Level Split, Acreage with Residence
Status	Active

### **Community Information**

Address	322129 80 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 7A9

### **Amenities**

Parking Spaces	10
Parking	Additional Parking, Driveway, Attached Carport, Gravel Driveway
# of Garages	3

### **Interior**

Interior Features	Bar, Laminate Counters, Storage, Sump Pump(s)
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Refrigerator, Washer, Window Coverings, Gas Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Great Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Yard, Storage, Uncovered Courtyard
Lot Description	Back Yard, Farm, Front Yard, Garden, Landscaped, Many Trees,

Meadow, Native Plants, No Neighbours Behind, Pasture, Private, Views,  
Brush, Lake, Secluded, Wooded

Roof	Asphalt
Construction	Stone, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 6th, 2025
Days on Market	7
Zoning	A

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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