

# \$1,300,000 - 226151 80 Street E, Rural Foothills County

MLS® #A2232251

**\$1,300,000**

5 Bedroom, 2.00 Bathroom, 1,578 sqft

Residential on 8.99 Acres

NONE, Rural Foothills County, Alberta

Your Private 8.99-Acre Oasis â€” Just Minutes from the City

Horse & Livestock Ready | Updated Bungalow | Stunning Rural Setting

Escape to peace and privacy just 6 minutes outside city limits. This beautifully updated bungalow sits on 8.99 acres of mature, tree-lined landâ€”fully set up for horses or livestock, yet close to top schools, golf courses, and amenities.

Property Highlights:

- â€¢ Open-concept bungalow with bright, sun-filled layout

- â€¢ Modern kitchen featuring stainless steel appliances, maple cabinetry & large island

- â€¢ Spacious living room with custom fireplace & newer blinds

- â€¢ Primary suite with two closets & luxurious 5-piece ensuite

- â€¢ Two more main-floor bedrooms & updated second full bath

- â€¢ Fully finished basement with large family room (surround sound), office, hobby space, two additional rooms & full laundry

- â€¢ Two high-efficiency furnaces, upgraded electrical, central vac, water system with carbon & potassium filtration

Outdoor Features:

- â€¢ Long paved driveway, two composite decks, hot tub-ready

- â€¢ Barn with tack room

- â€¢ Fenced pens, shelters, water sources for animals

- â€¢ 4â€”5 acres of hay field (farm your own or



lease it out)

Just minutes from Cottonwood Golf & Country Club, nestled along the Bow River, this rare property offers the perfect blend of rural serenity and city convenience.

Acreages like this don't come along often"book your private viewing today and experience the lifestyle for yourself.

Built in 1970

### Essential Information

MLS® #	A2232251
Price	\$1,300,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,578
Acres	8.99
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	226151 80 Street E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 3W4

### Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	8
Parking	Double Garage Detached, Driveway
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Front Yard, Level, Many Trees, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete, Wood

## Additional Information

Date Listed	June 25th, 2025
Days on Market	5
Zoning	CR

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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