

\$1,569,000 - 450197 216 Street W, Rural Foothills County

MLS® #A2202618

\$1,569,000

2 Bedroom, 4.00 Bathroom, 2,001 sqft
Residential on 56.69 Acres

NONE, Rural Foothills County, Alberta

TWO RESIDENCES -ONE BEAUTIFUL PROPERTY! Are you and your family ready for a fresh start in a breathtaking natural setting? A place where three generations could easily live in quiet harmony. Coulee Creek offers an enchanting 56-acre retreat just west of Diamond Valley, where the beauty of nature surrounds you at every turn. **BONUS- TWO DWELLINGS!** Imagine living amidst three picturesque ponds, teeming with fish (including rainbows and browns), and a serene stream that weaves through the landscape, creating a tranquil escape. As you explore this stunning property, youâ€™ll be captivated by sweeping mountain views and diverse topography that adds a certain peace and charm to your everyday living. Perfect for equestrians, Coulee Creek comes equipped with cross-fencing and multiple horse shelters, ready for your four-legged friends. The thoughtfully designed outdoor spaces feature a playground for family fun and a delightful boardwalk leading to a spacious fire pit overlooking the pondâ€™ideal for cozy gatherings under big sky country. Originally built in 1960, this sprawling 2,000- square-foot rancher underwent significant renovations in 2000, effectively updating its construction year. It just feels like home. Is it the grand great room with vaulted ceilings, skylights and wood burning stove, perfect for the those family gatherings? Or it the expansive kitchen



with bakers island, wrap around deck access and VIEWS where all your little chefs will learn that family recipe? Built for family with large primary suite with 3 piece "heat suite", main floor office and laundry area! Wait, did we forget to mention the WALKOUT basement with spacious recreation room(hide-a-bed included) with a freestanding gas fireplace, a large second bedroom with its own 3-piece ensuite, and an additional guest bathroom. The lower deck also features a hook up for HOT TUB, where you can unwind after a long day. If you are thinking of the perfect multi-generational spot you will appreciate the fully accessible 1,500-square-foot second residence, beautifully remodelled in 2019. With 3 bedrooms, an open floor plan, and 2 full baths"including a wheelchair-accessible ensuite"it's truly perfect! Need a SHOP, RV Storage? Take advantage of a 2,400-square-foot shop built in 2004 with a dedicated tack room, potential office space and a large loft area, all on a paved driveway. Easy access only 8 minutes to all the amenities the Diamond Valley has to offer and knocking on the door of all that Kananaskis has to offer! Diamond Valley enjoys multiple pathway systems, amazing schools and extracurricular activities, Hospital and truly the best community members! Are you ready to join this amazing area? View Today!

Built in 2000

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2202618 |
| Price | \$1,569,000 |
| Bedrooms | 2 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,001 |

| | |
|------------|----------------------------------|
| Acres | 56.69 |
| Year Built | 2000 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 450197 216 Street W |
| Subdivision | NONE |
| City | Rural Foothills County |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T0L2A0 |

Amenities

| | |
|----------------|---------------------------------------------------------------|
| Parking Spaces | 2 |
| Parking | Additional Parking, Double Garage Attached, RV Access/Parking |
| # of Garages | 2 |

Interior

| | |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), High Ceilings, No Smoking Home, Skylight(s), Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Bar |
| Appliances | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas, Wood Burning, Family Room, Great Room |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|----------------------------------|
| Exterior Features | Fire Pit, Private Yard |
| Lot Description | Low Maintenance Landscape, Views |
| Roof | Shake, Wood |
| Construction | Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | March 21st, 2025 |
| Days on Market | 47 |
| Zoning | A |

Listing Details

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|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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