

# \$1,250,000 - 178219 136 Street W, Rural Foothills County

MLS® #A2205864

**\$1,250,000**

5 Bedroom, 2.00 Bathroom, 1,522 sqft  
Residential on 6.18 Acres

NONE, Rural Foothills County, Alberta

Stunning, Mature Acreage! This spectacular, heavily treed, 6.18-acre parcel is within minutes of Southwest Calgary and Spruce Meadows. All Structures here are in good solid shape. Most of the value here is in the location, the magical, forested yard, and the views from the western part of the land - in short, this is a very special piece of land. The main home is a 1500+ square foot walkout bungalow. The "bunkhouse" is 2500 square feet on one level (slab on grade I believe) and consists of a 2-bedroom illegal suite and a ton of additional space that has been used for crafts in the past. Additional out buildings include a triple detached garage, a double detached garage, a barn, an insulated shed/cabin, and a covered gazebo. There is an old outdoor skating rink that could likely be brought back to life as well. This property would be ideal for those looking to be able to have 2 living quarters on one parcel. This property is also suitable to build your dream home, in which case the county may agree to allow the existing home to stay for a secondary suite/dwelling. Foothills County should be consulted about regulations regarding secondary suites or if you desire to build a new home and keep the old one. This Estate sale is subject to probate being granted by the courts, but we do not expect any challenge.

Built in 1972



## Essential Information

MLS® #	A2205864
Price	\$1,250,000
Bedrooms	5
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,522
Acres	6.18
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	178219 136 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 0X8

## Amenities

Parking Spaces	12
Parking	Double Garage Detached, Oversized, RV Access/Parking, Triple Garage Detached
# of Garages	5

## Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Treed, Gazebo
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 26th, 2025
Days on Market	22
Zoning	CR

## Listing Details

Listing Office	CIR Realty
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