

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

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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, Triple Garage Detached, RV Access/Parking |
| # 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 | 29               |
| Zoning         | CR               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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