

**288180 450 Avenue W**  
**Rural Foothills County, Alberta**

**MLS # A2092631**



**\$2,700,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,656 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	80.00 Acres		
<b>Lot Feat:</b>	Greenbelt, Meadow, Pasture, Private, Views, Wooded		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Partial	<b>LLD:</b>	36-19-4-W5
<b>Exterior:</b>	Post & Beam	<b>Zoning:</b>	A
<b>Foundation:</b>	Brick/Mortar, Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** All chattels (AS IS) as seen during showings will be included in sale of property (except for the set of speakers in house, Ford dually, Mini pink quad)

Nestled within the heart of the Alberta foothills, this 80-acre ranch stands as a testament to the quintessential charm of rural living, deeply rooted in the history and Western ethos of the region. The spacious and renovated 1656 sq ft main house, features 4 bedrooms, 1 bathroom, and a sprawling kitchen and dining area perfect for hosting gatherings. The inviting front and back porches provide idyllic spots to relish summer nights. Perched gracefully above a sizeable spring-fed, heart-shaped pond, this residence is an unparalleled gem in one of Alberta's most sought-after rural locales. The panoramic mountain and foothills views, complemented by abundant wildlife and the presence of a captivating 1908 homestead cabin, create an enchanting atmosphere. For the outdoor enthusiasts, the proximity to Kananaskis promises an array of recreational opportunities, ensuring a haven for those seeking adventure. Only a brief 12-minute drive to Diamond Valley adds the convenience of easy accessibility to all essential amenities. Considered a rare gem, this property is a must-see, but access requires permission, and showings necessitate the presence of the listing agent to truly appreciate the unique charm and tranquility it offers.