

\$1,100,000 - 128256 402 Avenue W, Rural Foothills County

MLS® #A2226187

\$1,100,000

4 Bedroom, 3.00 Bathroom, 1,233 sqft
Residential on 29.10 Acres

NONE, Rural Foothills County, Alberta

Is it time for the country way of life, but still want to have the convenience of small town living? How about huge Mountain views, 29 acres, 800 meters East of Rona in Diamond Valley? Here sits everything you need in an affordable acreage, featuring 25 acres of hay land, mature yard, 30x40 pole shed/shop and a 1220 sq ft bungalow with a well designed usable floor plan. For the first time on the market since the owners built it in 1992. This well kept country beauty, has plenty of character, is well laid out, with big window views so you can drink in the Rocky Mountains or foothills views out of every room. A family country kitchen, 2 bedrooms, living room, and formal dining room, all on the main level. Below you will find attached oversized double garage that walks into the large fully finished basement, with 2 more bedrooms, laundry room, and a cackling wood stove to curl up beside in a family fun rec room. The fully landscaped yard has a large mature trees, and plenty of space for the kids run and frolic on, in this years summer sun. Talk about convenient, this acreage also has easy access to Hwy 7, only 5 min to the Oil fields hospital, K-12 Public School, Rec facilities, and a variety of quaint Mom and Pop shops all in Diamond Valley. You are also within close proximity to the Kananaskis in the West and only 15 minutes to Okotoks where you will find the big box, Grocery stores, Costco, Walmart, and



Home depot to the East. This is a great buy as a full time residence, or a weekend get away. From the comfort of your 400 sq ft screened in patio, enjoy your morning coffee watching the sunrise over the open prairie and cocktails in the evening, as the sun sets over Rocky Mountains and the twinkling lights of Diamond Valley. Prepare to be "wowed". Isn't time for the country way of life, out west beside Diamond Valley? This all can be yours. The List Price does not include GST. In the event that GST is payable on part of the purchase price and the Buyer is not a GST registrant, then the Buyer shall remit the applicable GST to the Seller's lawyer on or before Completion Day. Please do not enter property without permission.

Built in 1992

Essential Information

MLS® #	A2226187
Price	\$1,100,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,233
Acres	29.10
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	128256 402 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County

Province	Alberta
Postal Code	T0L 0H0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Paid For
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Storage, Central Vacuum
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Water Conditioner
Heating	Forced Air, Natural Gas, Other
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Private, Rectangular Lot, Views, Farm
Roof	Metal
Construction	Wood Frame
Foundation	Wood

Additional Information

Date Listed	June 4th, 2025
Days on Market	13
Zoning	A

Listing Details

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.