# \$1,290,000 - 450197 216 Street W, Rural Foothills County

MLS® #A2244746

### \$1,290,000

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

NONE, Rural Foothills County, Alberta

Welcome to Coulee Creekâ€"56 acres of rolling beauty just west of Diamond Valley. A rare offering where land, light, and legacy come together in perfect balance. Three spring-fed ponds and a quiet stream weave through the property, creating a landscape that's as peaceful as it is dynamic. Mountain views stretch in every direction, and mature trees provide shade, privacy, and natural charm. Whether you're raising horses, kids, or your expectationsâ€"this property is built for all of it. Equestrian-ready with cross-fencing, horse shelters, and outdoor living designed for connection: a scenic boardwalk leads to a fire-pit by the pond, a playground welcomes family fun, and every corner feels intentionally placed to take in the Alberta sky. Built for family, the 2000 sq ft rancher with attached garage was originally built in 1960 and extensively updated in 2000(effectively updating its construction year). The vaulted great room with skylights and a wood-burning stove is warm and open, while the kitchenâ€"complete with baker's island, large dining area and wraparound deck accessâ€"is where views, family recipes and meals are shared. The main floor features a spacious primary with 3-piece cheater ensuite, second bedroom, 2-piece guest bath and dedicated laundry room. The walkout basement offers a comfortable family room with gas stove and access to the lower patio







with hot tub, third bedroom with its own 3 piece ensuite and third full bath! 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. BONUS: Two right of way leases in place, money that goes in your pocket- Alta Gas: \$1675/yr and Tc Energy Group \$6264/yr. Easy access only 8 minutes to all the amenities the Diamond Valley has to offer and knocking on the back door of Kananaskis Country! One of the fastest growing communities in Southern Alberta, 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! Please note, there is a three bedroom mobile home on the property, that is considered a temporary residence and has a few possibilities that can be explored.

Built in 2000

#### **Essential Information**

MLS®# A2244746 Price \$1,290,000

3 Bedrooms

4.00 Bathrooms

**Full Baths** 3 1 Half Baths

Square Footage 2,001 Acres 56.69 Year Built 2000

Residential Type

Sub-Type Style Acreage with Residence, Bungalow

Detached

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 Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home,

Skylight(s), Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows

Appliances Central Air Conditioner, 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 Family Room, Gas, Great Room, Wood Burning

Has Basement Yes Basement Full

#### **Exterior**

Exterior Features Fire Pit, Garden, Playground, Private Yard, Storage

Lot Description Low Maintenance Landscape, Views

Roof Shake, Wood

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

#### Additional Information

Date Listed July 31st, 2025

Days on Market 96 Zoning AG

## **Listing Details**

Listing Office RE/MAX Complete Realty

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