

# \$1,400,000 - 610205 112 Street W, Rural Foothills County

MLS® #A2211330

**\$1,400,000**

5 Bedroom, 3.00 Bathroom, 1,203 sqft  
Residential on 39.93 Acres

NONE, Rural Foothills County, Alberta

Escape to the heart of cowboy country with this charming 2007 walkout bungalow, set on 40 fenced acres of Southern Alberta beauty. With 2,405 sq ft of living space, breathtaking mountain views, and unmatched privacy, this is the lifestyle you've been waiting for.

Step inside the charming bungalow and be welcomed by 12-foot vaulted ceilings on the main level, filling the home with natural light and creating a bright, airy atmosphere. The fully finished walkout basement features 8-foot ceilings, adding to the spaciousness of this 5-bedroom, 3-bathroom home. With in-floor heating throughout and a durable metal roof, this home was built for comfort and longevity. Take in sweeping views of the Rockies through large windows or soak in the serenity from your expansive outdoor space. Whether you're relaxing indoors or enjoying the great outdoors, peace and comfort surround you.

A true highlight of the property is the massive 54'x120' heated shop, equipped with 200 amp service and a bathroom—ideal for a workshop, equipment storage, or convert it into your very own all-purpose riding arena or barn. With a mix of pasture and cultivated land, this acreage is perfectly suited for a hobby farm, horses, or any rural dream you envision. lovers and active lifestyles.



Located just 10 minutes from Longviewâ€™home to the legendary Twin Cities Saloon and the renowned Longview Steakhouseâ€™youâ€™re close to schools, shopping, and all essential amenities, while still enjoying the peace and freedom of country living. Nestled in the breathtaking foothills of Southern Alberta, this is a region steeped in history, known for its welcoming community, cowboy roots, and easy access to outdoor adventuresâ€™from horseback riding and hiking to fishing and skiing. This is historic cowboy countryâ€™donâ€™t miss your chance to own a slice of Alberta paradise and make it your own!

Built in 2007

### Essential Information

MLS® #	A2211330
Price	\$1,400,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,203
Acres	39.93
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	610205 112 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1H0

### Amenities

Parking Off Street

## Interior

Interior Features Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Breakfast Bar

Appliances Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings

Heating In Floor, Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full, Walk-Out

## Exterior

Exterior Features Fire Pit, Garden

Lot Description Few Trees, Front Yard, Garden, Lawn, Private, Views, Cleared, Pasture

Roof Metal

Construction Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed April 16th, 2025

Days on Market 6

Zoning A

## Listing Details

Listing Office Sotheby's International Realty Canada

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