

# \$975,000 - 352107 Leisure Lake Drive W, Rural Foothills County

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MLS® #A2225633

**\$975,000**

4 Bedroom, 4.00 Bathroom, 2,912 sqft  
Residential on 6.99 Acres

Leisure Lake, Rural Foothills County, Alberta

Incredible opportunity to own a beautiful property and do your own substantial renovation to suit your style!! Priced below tax assessed value. Almost 7 acres of trees and oh so close to Calgary. Originally a 1500 sf 2 Storey, an extensive addition almost doubled the living space. Main floor features galley kitchen with large pantry, living room with wood burning fireplace and large deck. Oversized den could be used as a bedroom with 2 piece bathroom just down the hall. Heated sunroom is the perfect place for reading. Upstairs you'll find 3 bedrooms and main bathroom. Primary bedroom has small balcony. Basement features another woodburning fireplace/stove, 4th bedroom, bathroom and loads of storage. Large bonus room above the oversized double garage is perfect for teens to hangout. Outbuildings include sheds and more. Ask about possible option to lease the 3.5 acre undeveloped road allowance to the NW of property (subject to approval).

Built in 1988

## Essential Information

MLS® #	A2225633
Price	\$975,000
Bedrooms	4
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	2,912
Acres	6.99
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	352107 Leisure Lake Drive W
Subdivision	Leisure Lake
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1W2

### Amenities

Parking Spaces	5
Parking	Double Garage Attached, Oversized
# of Garages	3

### Interior

Interior Features	Natural Woodwork, Pantry, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Up To Grade

### Exterior

Exterior Features	Private Yard
Lot Description	Many Trees, Treed
Roof	Cedar Shake
Construction	Wood Frame, Cedar

Foundation                ICF Block, Wood

### **Additional Information**

Date Listed                May 29th, 2025

Days on Market        7

Zoning                    CR

### **Listing Details**

Listing Office            RE/MAX Complete Realty

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