

# \$1,050,000 - 64144 434 Avenue W, Rural Foothills County

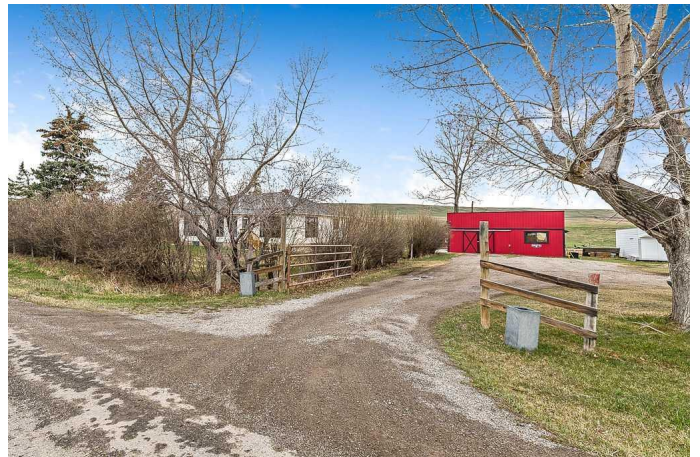
MLS® #A2196751

**\$1,050,000**

4 Bedroom, 1.00 Bathroom, 1,526 sqft  
Residential on 6.72 Acres

NONE, Rural Foothills County, Alberta

The classic farm house where you walk into the mud room - kick off your boots - and step up to a beautiful country kitchen and the coffee is always on. This terrific 6.72 acres is the home place which belonged to the historical Mounkes Ranch. A 1536 square foot, 4 bedroom, fully renovated home that certainly has the original farm house vibe while at the same time offering you the energy efficiency of triple pane windows, steel roof, and central air conditioning.. The home is tucked away behind a grove of caragana bushes that provides privacy and a hideaway to many species of birds. Gorgeous Foothills of the Rocky Mountain views surround this property that also features a little creek that runs south to the Sheep River. Along with your comfy cozy farm house the property also features a full of character red barn with loft and a purposeful workshop with a red western facade. The property easily lends itself to a great set up for horses or hobby farm with goats, sheep, rabbits, and lots of space for a productive country garden. This house has a full basement and you can tell that it's been built to last a long time. Downstairs also offers the traditional cold storage rooms for the pickling and preserves you'll be getting out of your garden. Of course location of a home is always a significant asset and this property is conveniently set between the town of Diamond Valley and it's amazing small town feel full of



great coffee houses, restaurants, and other incredible retail shops and Okotoks which offers you all the amenities required. It's a lifestyle that many are looking for in this day and age. Relaxing in your big country living room full of soothing sunshine and feeling the warmth of the hardwood floors. It's full of life and all yours to enjoy.

Built in 1949

### **Essential Information**

MLS® #	A2196751
Price	\$1,050,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,526
Acres	6.72
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	64144 434 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 6A2

### **Amenities**

Parking	Parking Pad
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### **Interior**

Interior Features	Central Vacuum, Granite Counters, Natural Woodwork, No Smoking Home, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Gas Water

	Heater, Refrigerator, Washer, Water Purifier
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Creek/River/Stream/Pond, Dog Run Fenced In, Garden, Gentle Sloping, Lawn, Level, Native Plants, No Neighbours Behind, Pasture, Private, Seasonal Water, Views
Roof	Metal
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	March 3rd, 2025
Days on Market	33
Zoning	CRES

## Listing Details

Listing Office	Keller Williams BOLD Realty
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