

# \$899,900 - 386119 304 Street E, Rural Foothills County

MLS® #A2204147

**\$899,900**

5 Bedroom, 4.00 Bathroom, 2,118 sqft  
Residential on 4.00 Acres

NONE, Rural Foothills County, Alberta

Looking for Tranquillity ? Privacy? Beauty ?  
We are so excited to present this beautiful 4 acre property east on #547 HWY into some nice rolling land, the views to live for and enjoy un touched for eternity . Beautiful 2118 sq ft 2 story home, that feels like a bungalow !!  
Generous large windows enhance the views like you will never see.. Located on a sweet country road just 1.5 miles south of the historical Dinton Anglican Church. Neighboring ranches and farms are your best neighbors !! this 4 acres is covered in a mature nurtured and loved stand of trees. From Spruce, Pine, Ohio buckeye, Oak, Elm, Larch, Cherry, Apple to name a few . Central little park like area in front of your deck to enjoy the many variety of trees and shrubs and perhaps the birds. Huge wrap around varandah has a place for you to sit and enjoy which ever way you want to look , for every which way is amazing !! Home is immaculate, perfectly cared for, and ready for you to move into tomorrow ! Owner has loved this home and continuously made improvements, added features and kept it more than pristine. Horses welcome !! There is a horse waterer, approx. 4 paddocks and areas for the horses or minis!! 2 shelters and one that is being used for storage. Fenced garden area, lots of grassy areas to enjoy , or bring in the grass eaters !! . This home not only has upgrades and a very timeless feel, it also has quartz counter tops, newer fixtures, and bright spacious rooms on every floor. Kitchen is bright and pleasing with a nice



eating bar, dining and nook options for your dining pleasure. Plenty of storage and cabinetry available. Living room is uplifting as well with plenty of space. Down stairs has option to add a gas fireplace with plumbing and power ready . Family room, bedroom , full bath down stairs for your teen or family member or visitors. Attached double garage with parking pad , and a 30 X 40 detached garage . A couple of good Sundry buildings in the yard for storage of your garden tools, or just general dry storage. "Fave" features are a really neat windmill that could be hooked into the well that isn't being used at this time or could be for watering plants, trees, livestock. Enter through the over head log gate into a circular drive with plenty of parking for company . Welcome Home to this wonderful acreage that's affordable and has all you need from the garden area, home office options , beautiful home package, and did we mention the VIEWS!!! This one is a 360 degree view delight hands down !!! Please leave lights on!

Built in 2001

### **Essential Information**

MLS® #	A2204147
Price	\$899,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,118
Acres	4.00
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

## Community Information

Address	386119 304 Street E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0J0

## Amenities

Parking Spaces	6
Parking	Double Garage Attached, Double Garage Detached
# of Garages	4

## Interior

Interior Features	Breakfast Bar, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Appliances	Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Water Softener
Heating	Central, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Fruit Trees/Shrub(s), Garden, Gentle Sloping, Landscaped, No Neighbours Behind, Views, Pasture
Roof	Asphalt Shingle
Construction	Wood Frame, Cedar
Foundation	Poured Concrete

## Additional Information

Date Listed	March 25th, 2025
Days on Market	10
Zoning	CR

## Listing Details

Listing Office	Century 21 Foothills Real Estate
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