

\$800,000 - 200, 434015 43 Street W, Rural Foothills County

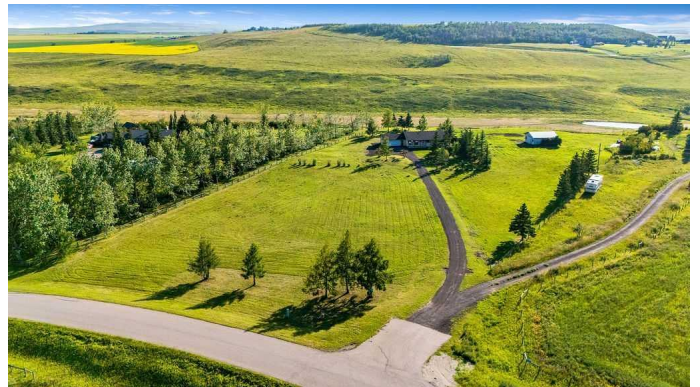
MLS® #A2244132

\$800,000

3 Bedroom, 2.00 Bathroom, 1,454 sqft
Residential on 4.07 Acres

NONE, Rural Foothills County, Alberta

â€œSTART THE CAR!â€• This is the one youâ€™ve been waiting for â€” and probably thought would never come. The valley and mountain views from this property are absolutely breathtaking, and the land itself is the kind you usually only dream about. Whether you're ready to build your forever home or you're just looking for the perfect slice of countryside to escape to, this 4.07-acre gem is one you donâ€™t want to miss. The existing 3-bedroom bungalow has good bones, a brand new roof, and an attached double garage â€” and with county approval, it could easily become a great 2nd home, maybe a rental property, or even a perfect setup for the in-laws. The water and septic systems are in great shape, with the well producing at least 5 gallons per minute of excellent quality water. All the heavy lifting has been done â€” now it's just waiting for your personal finishing touches. Thereâ€™s also a solid barn on site that would be ideal for horses or easily converted into a great workshop. A roughed-in auto waterer is already in place and could be brought back into service to support your livestock setup. This property is private, peaceful, and completely under the radar â€” once you see it in person, youâ€™ll understand just how special it is. If youâ€™ve been holding out for something unique, something with potential, privacy, close to town, easily commutable to Calgary, and



absolutely killer views â€” this is it. Come take a look. You wonâ€™t regret it.

Built in 1975

Essential Information

MLS® #	A2244132
Price	\$800,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,454
Acres	4.07
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

Community Information

Address	200, 434015 43 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 2A0

Amenities

Parking Spaces	8
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Open Floorplan, See Remarks
Appliances	None
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard, Permeable Paving
Lot Description	Environmental Reserve, Fruit Trees/Shrub(s), Landscaped, See Remarks, Views, Farm, Secluded, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
Days on Market	14
Zoning	CR

Listing Details

Listing Office	CIR Realty
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