

# \$1,230,000 - 226151 80 Street E, Rural Foothills County

MLS® #A2232251

**\$1,230,000**

5 Bedroom, 2.00 Bathroom, 1,578 sqft

Residential on 8.99 Acres

NONE, Rural Foothills County, Alberta

Your Private 8.99-Acre Oasis â€” Just Minutes from the City

Horse & Livestock Ready | Updated Bungalow | Stunning Rural Setting

Escape to peace and privacy just 6 minutes outside city limits. This beautifully updated bungalow sits on 8.99 acres of mature, tree-lined landâ€”fully set up for horses or livestock, yet close to top schools, golf courses, and amenities.

Property Highlights:

- â€¢ Open-concept bungalow with bright, sun-filled layout

- â€¢ Modern kitchen featuring stainless steel appliances, maple cabinetry & large island

- â€¢ Spacious living room with custom fireplace & newer blinds

- â€¢ Primary suite with two closets & luxurious 5-piece ensuite

- â€¢ Two more main-floor bedrooms & updated second full bath

- â€¢ Fully finished basement with large family room (surround sound), office, hobby space, two additional rooms & full laundry

- â€¢ Two high-efficiency furnaces, upgraded electrical, central vac, water system with carbon & potassium filtration

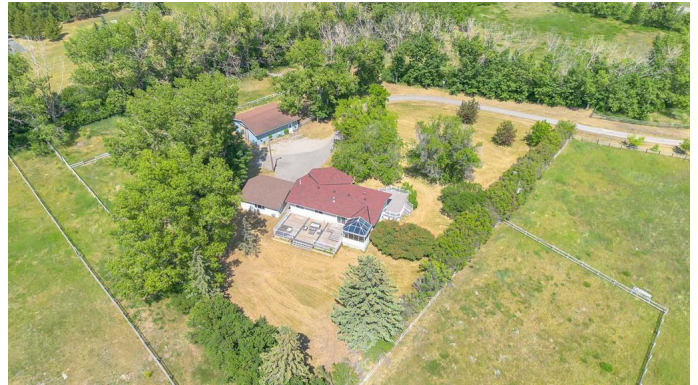
Outdoor Features:

- â€¢ Long paved driveway, two composite decks, hot tub-ready

- â€¢ Barn with tack room

- â€¢ Fenced pens, shelters, water sources for animals

- â€¢ 4â€”5 acres of hay field (farm your own or



lease it out)

Just minutes from Cottonwood Golf & Country Club, nestled along the Bow River, this rare property offers the perfect blend of rural serenity and city convenience.

Acreages like this don't come along often—book your private viewing today and experience the lifestyle for yourself.

Built in 1970

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2232251                         |
| Price          | \$1,230,000                      |
| Bedrooms       | 5                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,578                            |
| Acres          | 8.99                             |
| Year Built     | 1970                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 226151 80 Street E     |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S 3W4                |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected |
| Parking Spaces | 8                                            |
| Parking        | Double Garage Detached, Driveway             |
| # of Garages   | 2                                            |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, See Remarks                                                                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                          |
| Cooling           | None                                                                                                             |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Gas, Family Room                                                                                                 |
| Has Basement      | Yes                                                                                                              |
| Basement          | Full                                                                                                             |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Other, Private Yard                               |
| Lot Description   | Back Yard, Front Yard, Private, Level, Many Trees |
| Roof              | Asphalt Shingle                                   |
| Construction      | Vinyl Siding, Wood Frame                          |
| Foundation        | Poured Concrete, Wood                             |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 133             |
| Zoning         | CR              |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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