

# \$879,900 - 418107 112 Street W, Rural Foothills County

MLS® #A2243435

**\$879,900**

2 Bedroom, 2.00 Bathroom, 1,668 sqft  
Residential on 6.03 Acres

NONE, Rural Foothills County, Alberta

OPEN HOUSE SUNDAY July27, 12-2pm

Welcome to this stunning 1600 square foot cottage-style home nestled on 6 private, beautifully landscaped acres, offering breathtaking panoramic views. Ideally located just minutes from both Diamond Valley and Okotoks, this serene property blends the tranquility of country living with the convenience of nearby amenities.

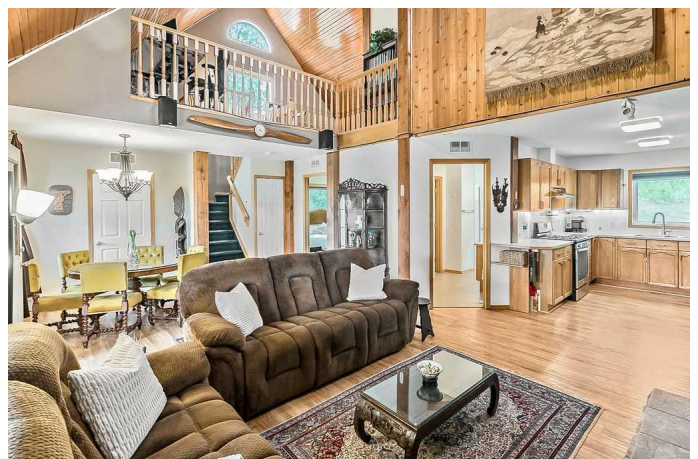
Inside, the home features warm, rustic woodwork throughout, highlighted by a beautiful wood-burning fireplace that creates a cozy, inviting atmosphere. A spacious loft above offers an office space, a comfortable bedroom and a full bathroom complete with a relaxing jetted tub—perfect for unwinding after a long day.

You™ll love the large, heated, enclosed sunroom—a perfect spot to enjoy the views year-round. Outside, the oversized detached double garage includes a 100-amp panel, making it an ideal workshop space. With ample room for animals and outdoor living, this property is a dream for hobby farmers or nature lovers alike. Roof shingles and Hot Water Tank were replaced in 2024.

Whether you™re enjoying peaceful mornings on the porch or exploring the surrounding foothills, this one-of-a-kind property truly feels like home.

Built in 1992

## Essential Information



|                |                                           |
|----------------|-------------------------------------------|
| MLS® #         | A2243435                                  |
| Price          | \$879,900                                 |
| Bedrooms       | 2                                         |
| Bathrooms      | 2.00                                      |
| Full Baths     | 2                                         |
| Square Footage | 1,668                                     |
| Acres          | 6.03                                      |
| Year Built     | 1992                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | Acreage with Residence, 1 and Half Storey |
| Status         | Active                                    |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 418107 112 Street W    |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S6C9                 |

### Amenities

|              |                                                                                                             |
|--------------|-------------------------------------------------------------------------------------------------------------|
| Parking      | 220 Volt Wiring, Double Garage Detached, Garage Door Opener, Gravel Driveway, Insulated, Additional Parking |
| # of Garages | 2                                                                                                           |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s)                                                                                |
| Appliances        | Dishwasher, Electric Oven, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Water Softener |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                |
| Cooling           | None                                                                                                             |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Brick Facing, Great Room, Wood Burning                                                                           |
| Basement          | None                                                                                                             |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Fire Pit, Lighting, Storage |
|-------------------|-----------------------------|

|                 |                                                                       |
|-----------------|-----------------------------------------------------------------------|
| Lot Description | Fruit Trees/Shrub(s), Landscaped, Many Trees, Private, Gentle Sloping |
| Roof            | Asphalt Shingle                                                       |
| Construction    | Wood Siding                                                           |
| Foundation      | Poured Concrete                                                       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 9               |
| Zoning         | CR              |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.