

# \$1,345,000 - 450197 216 Street W, Rural Foothills County

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MLS® #A2244746

**\$1,345,000**

3 Bedroom, 4.00 Bathroom, 2,001 sqft  
Residential on 56.69 Acres

NONE, Rural Foothills County, Alberta

Welcome to Coulee Creek—56 acres of rolling beauty just west of Diamond Valley. A rare offering where land, light, and legacy come together in perfect balance. Three spring-fed ponds and a quiet stream weave through the property, creating a landscape that™s as peaceful as it is dynamic. Mountain views stretch in every direction, and mature trees provide shade, privacy, and natural charm. Whether you're raising horses, kids, or your expectations—this property is built for all of it. Equestrian-ready with cross-fencing, horse shelters, and outdoor living designed for connection: a scenic boardwalk leads to a fire-pit by the pond, a playground welcomes family fun, and every corner feels intentionally placed to take in the Alberta sky. Built for family, the 2000 sq ft rancher with attached garage was originally built in 1960 and extensively updated in 2000(effectively updating its construction year). The vaulted great room with skylights and a wood-burning stove is warm and open, while the kitchen—complete with baker™s island, large dining area and wraparound deck access—is where views, family recipes and meals are shared. The main floor features a spacious primary with 3-piece cheater ensuite, second bedroom, 2-piece guest bath and dedicated laundry room. The walkout basement offers a comfortable family room with gas stove and access to the lower patio



with hot tub, third bedroom with its own 3 piece ensuite and third full bath! Need a SHOP, RV Storage? Take advantage of a 2,400-square-foot shop built in 2004 with a dedicated tack room, potential office space and a large loft area, all on a paved driveway. BONUS: Two right of way leases in place, money that goes in your pocket- Alta Gas: \$1675/yr and Tc Energy Group \$6264/yr. Easy access only 8 minutes to all the amenities the Diamond Valley has to offer and knocking on the back door of Kananaskis Country! One of the fastest growing communities in Southern Alberta, Diamond Valley enjoys multiple pathway systems, amazing schools and extracurricular activities, Hospital and truly the best community members! Are you ready to join this amazing area? View Today! Please note, there is a three bedroom mobile home on the property, that is considered a temporary residence and has a few possibilities that can be explored.

Built in 2000

### **Essential Information**

MLS® #	A2244746
Price	\$1,345,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,001
Acres	56.69
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### **Community Information**

Address	450197 216 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L2A0

### **Amenities**

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

### **Interior**

Interior Features	Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Great Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Fire Pit, Garden, Playground, Private Yard, Storage
Lot Description	Low Maintenance Landscape, Views
Roof	Shake, Wood
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 31st, 2025
Days on Market	2
Zoning	AG

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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