

\$2,700,000 - 418066 48 Street W, Rural Foothills County

MLS® #A2251193

\$2,700,000

4 Bedroom, 4.00 Bathroom,
Agri-Business on 55.17 Acres

NONE, Rural Foothills County, Alberta

Youâ€™re going to Love Every Moment of This Amazing Property! With STUNNING Mountain VIEWS, WATER [100 GPM +] and potential subdivision ! Just over 55 acres zoned Agricultural! Walk out Bungalow offering air conditioning, 2450 sq. ft., main level with fully developed walkout basement; total living space of 4700 sq ft . Oversize west facing windows to offer breathtaking views of the afternoon and evening sun setting over the fields, and valleys right up to the Rockies as far as the eye goes! 5 bedrooms, large kitchen, all season west sunroom with access to decks, vaulted living room with wood burning fireplace with rock surround, hardwood, slate & cork flooring throughout, lower family room with wet bar and wine cellar , media room, gym, tons of storage and upper and cozy lower decks, oversize attached double garage. THREE out buildings consist of 42' x 84' metal barn with cement floor, foam insulated, power 110/220 & water, ready for further development, another 36' x 72' Metal shop with cement floor, power and water, plus a 24' x 72' animal shelter with power and water . A paved walking path that tours you around the property, fenced and with new 7 Strand high-tensile electric fence, metal gates, plank fence, amazing water supply ; 2 wells [60 + GPM and 100+ GPM]. OVERSIZE durable and functional gravel base compound for equipment / parking / storage area. Mountain and City Views that take your breath away! All of this tucked away off of Hwy 7,



and covered by big Alberta Blue Skies and Alberta Views! This is a great opportunity not to miss out on!

Essential Information

MLS® #	A2251193
Price	\$2,700,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Acres	55.17
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

Address	418066 48 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 1A1

Interior

Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Water Softener, Window Coverings, Gas Cooktop
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Exterior

Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Pasture, Private, Sloped Down, Treed, Views, Paved
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Additional Information

Date Listed	August 27th, 2025
Zoning	A

Listing Details

Listing Office	Royal LePage Solutions
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