

**272121 Coalmine Road W**  
**Rural Foothills County, Alberta**

**MLS # A2309284**



**\$1,799,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,092 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	RV Access/Parking, Triple Garage Attached		
<b>Lot Size:</b>	13.27 Acres		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Dog Run Fenced In, Front Yard, Fruit T		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Slate, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	7-22-3-W5
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Garage door opener (3), garage remote (3), vacuum system (as is), alarm (as is), shop garage door opener, garage fridge and freezer, basement fridge, stove, dishwasher and microwave, 4 dog runs, garage heater, all metal trees.

Located in one of Alberta's most picturesque areas, this private acreage is the one you have been waiting for. Pull in & you are greeted by a manicured road & impressive entrance. The treelined driveway takes you to an electric gate that opens to a cleared meadow. Here you will get a glimpse of this pretty walkout bungalow. Whimsical metal trees, incredible landscaping & large rocks create unforgettable curb appeal. Lovingly maintained by the original owner, pride of ownership is evident everywhere. The front porch immediately sets the tone for this custom home. Step inside & appreciate the large welcoming entrance. A clever art wall separates the foyer from the living room while still allowing natural light to pour through. The floor to ceiling fireplace, handcrafted by the homeowner herself, creates a stunning focal point. Huge windows perfectly frame the incredible views in every direction. A beautiful nook offers the perfect spot for a grand piano. The dining area was designed to accommodate large gatherings. A window backsplash allows sunshine to stream into the space, creating a cheerful atmosphere. High end appliances are ready for the chef in the family. Down the hallway you will discover a bar area that adds charm & convenience for entertaining. The primary bedroom is privately positioned at the back of the home with tranquil pond views. A two-sided fireplace extends through to the deep soaker tub in the ensuite, creating a warm & relaxing retreat. There is also a separate shower & a generous walk-in closet. The secondary bedroom is ideally located next to the 3-piece bathroom, making it perfect for guests or family. A huge mud room with storage, a bathroom & the washer and dryer complete the main level. The walkout basement offers exceptional flexibility. This space works beautifully for teenagers, extended family, or a hired hand. Complete

with a kitchenette, large dining & living area, spacious bedroom & full bathroom, it offers privacy & comfort while still showcasing gorgeous views from every window. In-floor heat in both the basement & garage adds even more comfort. Air conditioning was replaced only a year ago, while the furnace & shingles are approximately 5 to 6 years old. The generator will self-test every week insuring it is ready to flawlessly be there for you should you lose power. Do not miss the oversized garage with its clever indoor-outdoor dog run with individual kennels. At the back of the garage, you will find a greenhouse for those with a green thumb. The impressive 32x40 shop was designed to accommodate an RV or easily function as a barn. The spring fed pond is one of the most peaceful spots on the property. Spend your evenings listening to the birds while watching deer, moose & other wildlife gather at the water's edge. Whiskey Creek meanders through the front of the property, adding more beauty & serenity to this unforgettable acreage. Only one lucky buyer will have the opportunity to become the 2nd owner of this special property.