

\$1,200,000 - 11 Black Bear Lane, Rural Foothills County

MLS® #A2217127

\$1,200,000

4 Bedroom, 3.00 Bathroom, 2,152 sqft

Residential on 1.80 Acres

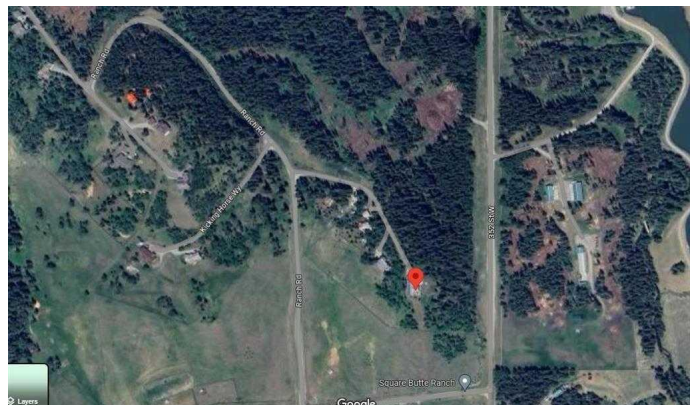
NONE, Rural Foothills County, Alberta

Welcome to the quiet secluded Square Butte Ranch. Located at the end of a paved road sits this beautiful 2 story walk-out bungalow with a double detached garage. The main level of the residence contains an open-concept living room and dining area, kitchen with an eating area, two bedrooms, laundry, and two full bathrooms. The living/dining room includes vaulted ceiling, wood beams and a stone-faced fireplace. The master bedroom has a sitting area with french doors opening out to the beauty of the nature around you. Main floor bathroom has a tiled shower, dual sinks and a separate water closet. The second main floor bathroom has dual sinks, tiled shower, and a jetted tub. A fully developed walk out basement with 2 bedrooms and a bathroom make this house large enough for a big family or to welcome the over nighting guests. Unique underground safe dwelling makes this home a perfect opportunity for the off grid enthusiast.

Built in 1996

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2217127 |
| Price | \$1,200,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,152 |



| | |
|------------|----------------------------------|
| Acres | 1.80 |
| Year Built | 1996 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 11 Black Bear Lane |
| Subdivision | NONE |
| City | Rural Foothills County |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T0L 0K0 |

Amenities

| | |
|----------------|-------------------------------------|
| Amenities | Other |
| Parking Spaces | 8 |
| Parking | Double Garage Attached, See Remarks |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Electric Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Stone, Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Garden, Other |
| Lot Description | Back Yard, Backs on to Park/Green Space, Garden, Lawn, Many Trees, No Neighbours Behind, Close to Clubhouse, Creek/River/Stream/Pond, Farm, Pasture, Secluded |
| Roof | Wood |

| | |
|--------------|-------------------------|
| Construction | Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 2nd, 2025 |
| Days on Market | 6 |
| Zoning | REC |
| HOA Fees Freq. | MON |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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