$1,200,000 - 306351 Plummers Road W, Rural Foothills County

MLS® #A2227322

$1,200,000
3 Bedroom, 3.00 Bathroom, 1,439 sqft
Residential on 5.73 Acres

NONE, Rural Foothills County, Alberta

Welcome to your dream retreat in the rolling Foothills of Albertaâ€”exceptional location just 25 minutes west of Calgary South, 10 minutes to Bragg Creek, and a quick 5-minute drive to the vast outdoor playground of Kananaskis Country. This beautifully appointed 5.73-acre property combines rural charm with modern convenience, offering an unmatched lifestyle surrounded by the beauty of nature. Immaculate condition, the main residence is a warm and inviting renovated walk-out bungalow with over 2700 sq ft of total development that includes an open-concept layout, hardwood flooring throughout, granite counter tops, stainless steel appliances, 3 bedrooms, 2 1/2 bathrooms, large bright windows providing plenty of natural light and picturesque views from every room! Enjoy the sunny and spacious southwest facing patio from walk-out and front porch-deck off living area that's perfect for soaking in the sun and stunning scenery with panoramic views of the Foothills Valley and Rolling Hills! Just off the kitchen, step outside to your large private deck surrounded by beautiful mature tress and discover a newly built post-and-beam covered fire pit area, a show-stopping structure perfect for outdoor entertaining and designed for cozy evenings under the stars. Recently upgraded home, the property also includes a new fully renovated basement suite with wide-plank hardwood flooring, in-floor heated-tile in the

bathroom, large bedroom, 2 built-in clothes closets, walk-out to large sunny patio from double french doors and open plan that's ideal for guests, multi-generational living, or added income potential. The home also includes an attached double car garage for added convenience and year-round comfort. Horse lovers will appreciate the setup: the acreage is fully equipped with 2 horse shelters, attached feed shed and auto-waterer, and plenty of pasture space to roam as the property is fully fenced and cross fenced. Water is never a concern hereâ€”the property boasts an incredible 6-gallon-per-minute well with excellent quality water, perfect for both household use and livestock. Chicken lovers rejoiceâ€”this property also features a smaller seasonal coop for warm weather months and a large spacious insulated coop perfect for wintering your flock in comfort. Best of all the property is accessible entirely by pavementâ€”no gravel, no dust, just smooth access year-round. Whether youâ€™re after a full-time homestead, a recreational getaway, or a place to enjoy the best of Albertaâ€™s outdoors, this property offers it allâ€”comfort, utility, and incredible natural beauty. An opportunity such as this is extremely rare, don't miss out on this special property and the chance to live your dream!

Built in 1978

Essential Information

MLS® #	A2227322
Price	$1,200,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,439
Acres	5.73

Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	306351 Plummers Road W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1K0

Amenities

Parking Spaces	6
Parking	Additional Parking, Double Garage Attached, Garage Door Opener, Gravel Driveway
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, French Door, Granite Counters, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, In Floor, Hot Water, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Other, Private Entrance, Private Yard, Storage
Lot Description	Gazebo, Landscaped, Sloped, Treed, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 9th, 2025
Days on Market	7

Zoning	CR

Listing Details

Listing Office	RE/MAX House of Real Estate

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