

\$949,800 - 300, 48076 Coal Trail W, Rural Foothills County

MLS® #A2220586

\$949,800

4 Bedroom, 3.00 Bathroom, 1,527 sqft
Residential on 7.96 Acres

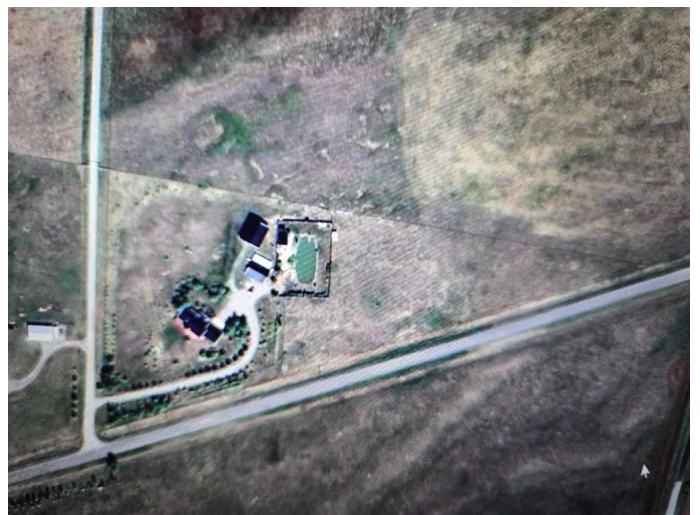
NONE, Rural Foothills County, Alberta

Welcome to your private oasis nestled in nature! This incredible property offers almost 8 acres of beautifully treed land with some mountain views and great privacy. Just short of 3000 sqfeet.

The charming bungalow features an open-concept kitchen, dining room and living room with elegant slate floors, perfect for entertaining or relaxing. The main floor boasts 2 spacious bedrooms and 2 full bathrooms, including a primary suite, all designed with comfort and style in mind. Massive enclosed sunroom filled with natural light. Expansive deck facing the mountains, just imagine sipping away at your morning coffee enjoying the beautiful views. Main floor washer/dryer with Mud room leads you to the triple attached garage, never have to clean snow off your cars.

Downstairs, the fully finished walkout basement includes 2 additional bedrooms, a full bath, a large rec room, an open bar area, and a dedicated games room – as well as a dry bar ideal for family fun or hosting guests. The privacy from the front deck, as well as the back deck, the serene views no matter where you are choosing to sit and relax its truly calming.

Car enthusiasts and hobbyists will love the triple attached garage, huge detached garage, and a massive 60' x 40' shop – perfect for storing equipment, boats, RVs, and all your



toys.
If you're looking for peace, space, and versatility â€” this one-of-a-kind property delivers it all. A little bit of TLC will go a long way in this home toward building equity right away.

Built in 2000

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2220586 |
| Price | \$949,800 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,527 |
| Acres | 7.96 |
| Year Built | 2000 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 300, 48076 Coal Trail W |
| Subdivision | NONE |
| City | Rural Foothills County |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T0L 1H0 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 10 |
| Parking | Additional Parking, Covered, Gated, Gravel Driveway, Triple Garage Attached, Triple Garage Detached, Workshop in Garage |
| # of Garages | 3 |

Interior

| | |
|-------------------|--|
| Interior Features | Bar, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, |
|-------------------|--|

| | |
|-----------------|--|
| | Kitchen Island, No Smoking Home |
| Appliances | Built-In Gas Range, Dishwasher, Refrigerator, Washer/Dryer |
| Heating | Central, Fireplace(s), Hot Water, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Basement, Gas, Living Room, Wood Burning |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard, Storage |
| Lot Description | Corner Lot, Landscaped, Low Maintenance Landscape, Pie Shaped Lot, Views |
| Roof | Asphalt Shingle |
| Construction | Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 12th, 2025 |
| Days on Market | 39 |
| Zoning | CR |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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