

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

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MLS® #A2220586

**\$949,800**

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

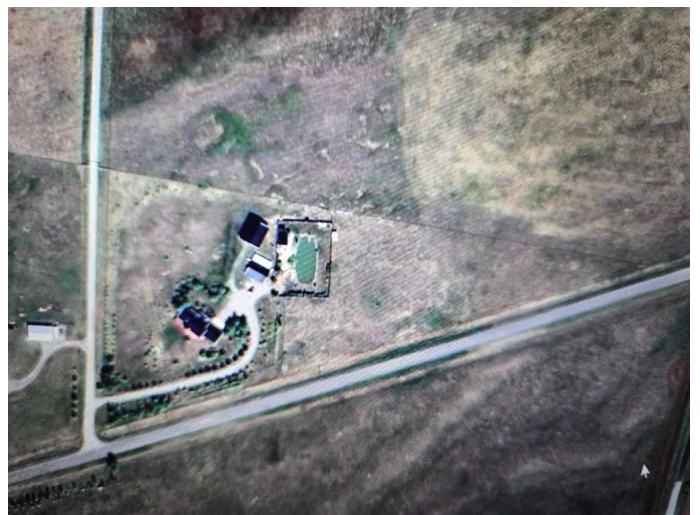
NONE, Rural Foothills County, Alberta

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 – 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,
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	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	41
Zoning	CR

## Listing Details

Listing Office	First Place Realty
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