

# \$899,900 - 16235 Coal Trail W, Rural Foothills County

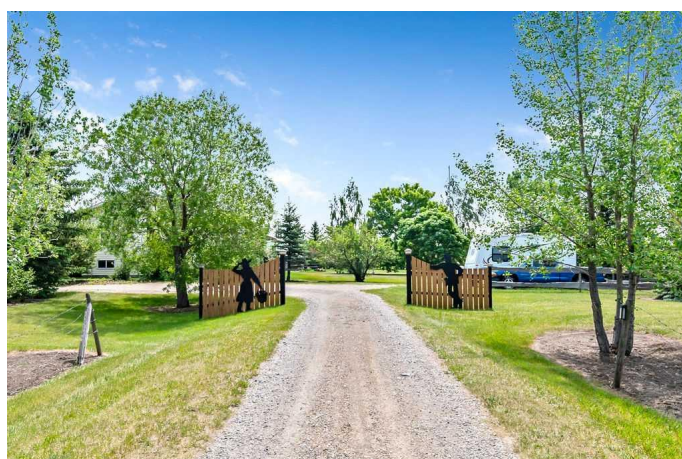
MLS® #A2230504

**\$899,900**

3 Bedroom, 2.00 Bathroom, 1,168 sqft  
Residential on 5.00 Acres

NONE, Rural Foothills County, Alberta

Have you been dreaming of acreage living, where the pace is slower, the views are endless, and there's room to roam? This special property is the perfect opportunity to enter the acreage market without compromising charm, functionality, or affordability. Follow the long, tree-lined driveway and prepare to fall in love. Nestled among mature trees, this adorable home offers exceptional privacy and breathtaking Alberta views, with the majestic Rocky Mountains to the west, open prairies all around, and blue skies stretching as far as the eye can see. The home welcomes you with a unique and inviting layout. Enter into the foyer and notice the living room with its soaring ceilings and upgraded picture window framing those iconic views. Also notice a cozy stone wood-burning fireplace that instantly makes you feel at home. Overlooking the living room is a quaint kitchen with painted cabinets, a generous pantry, a gas stove, and a stainless steel fridge. Every window offers a new perspective of the natural beauty that surrounds you. The primary bedroom features a large walk-in closet and plenty of space to unwind. A second bedroom offers comfort and versatility. The partially finished basement includes a bright and spacious family room with large windows, a third bedroom with a walk-in closet, a three-piece bathroom, and ample storage, including a cold room and a utility/laundry room with a nearly new washer and dryer. This property is beautifully set up



for anyone wanting to embrace country life. There are two horse shelters and fenced pasture for your four-legged companions, a chicken coop for fresh eggs, and a greenhouse for the green thumb in the family. The shingles were replaced in 2012 with 50-year shingles, offering peace of mind for decades to come. Outdoor living is enchanting, enjoy the expansive deck, the manicured yard, a variety of mature trees and bushes, and the sweet songs of birds that call this special place home. The heated 26'x30' garage/shop is a standout feature with high ceilings, insulation, drywall, great lighting, 220 power and an attached storage shed that's perfect for your lawn equipment or tools, keeping your workspace tidy and efficient. Whether you're looking to start your acreage journey or find a forever place to call home, this property offers the rare combination of charm, functionality, and breathtaking natural beauty. Ensure you allow yourself enough time to enjoy this property, as once you arrive you will not want to leave.

Built in 1992

### **Essential Information**

MLS® #	A2230504
Price	\$899,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,168
Acres	5.00
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 3 Level Split
Status	Active

## Community Information

Address	16235 Coal Trail W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1V 1P6

## Amenities

Parking Spaces	10
Parking	Double Garage Detached, Garage Door Opener, Gravel Driveway, Heated Garage, Insulated, Oversized, Workshop in Garage, 220 Volt Wiring
# of Garages	2

## Interior

Interior Features	No Animal Home, No Smoking Home, Pantry, Storage
Appliances	Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Stone, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	BBQ gas line, Garden, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, Pasture, Private, Treed, Views
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	3
Zoning	CR

**Listing Details**

Listing Office                RE/MAX Realty Professionals

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