

\$1,159,000 - 256167 Plummers Road W, Rural Foothills County

MLS® #A2233411

\$1,159,000

2 Bedroom, 3.00 Bathroom, 1,606 sqft
Residential on 43.91 Acres

NONE, Rural Foothills County, Alberta

A nature and birders paradise, 43.91 acres in the foothills of the majestic Rocky Mountains, near the picturesque Brown Lowry Provincial Park. A creek runs through this property, inviting you to explore its aspen and spruce pathways and open wildflower meadows. Quiet and secluded, this is the perfect refuge, home to deer, bears, moose, songbirds, hawks and owls. Enjoy all of this in the Millarville/Priddis area, only 20 minutes to Shawnessy in Calgary. Tucked among the trees and overlooking the creek valley is an old hillside log walkout bungalow house with a developed laneway, gas, power and well services, making this an ideal potential development property. Outbuildings include a small three-stall barn with electricity, and a heated livestock waterer. There are two additional prepared access points off Plummers Road. **PROPERTY Sold "AS IS, WHERE IS" "NO CONDITIONS" SCHEDULE A to be attached to all offers. GST INCLUDED IN PRICE.** Sellers disclosures as follows: Needs new roof, soffits, eavestroughs, both decks need new boards **DO NOT WALK ON UPPER DECK**, dishwasher needs replacing, both (2) downstairs toilets do not work, old stove (oven works - two top burners occasionally do not work), old fridge, two gas furnaces serviced annually but are old, hot water tank is old, mudroom door to upper deck needs knob repair, upper sliding glass doors



don't fully open, downstairs master ensuite
shower does not work, front stoop needs
replacing (rotting wood), overhead mud room
light does not work, all appliances "stay as is",
both fireplaces must be cleaned and serviced
prior to using. Buyer to accept RPR dated
Sept, 1987. LOOKING TO GET AWAY FROM
IT ALL? SEEKING PEACE AND QUIET? IT
IS HERE, WAITING FOR YOU! DO NOT
ENTER PROPERTY WITHOUT PERMISSION
FROM LISTING REALTOR.

Built in 1980

Essential Information

MLS® #	A2233411
Price	\$1,159,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,606
Acres	43.91
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	256167 Plummers Road W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1K0

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Washer
Heating	Forced Air, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas Log
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	None
Lot Description	Creek/River/Stream/Pond, Private, Treed, Secluded
Roof	Wood
Construction	Log
Foundation	Poured Concrete

Additional Information

Date Listed	June 22nd, 2025
Days on Market	6
Zoning	A

Listing Details

Listing Office	RE/MAX House of Real Estate
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