

# \$1,200,000 - 11 Black Bear Lane, Rural Foothills County

MLS® #A2217127

**\$1,200,000**

4 Bedroom, 3.00 Bathroom, 2,152 sqft

Residential on 1.80 Acres

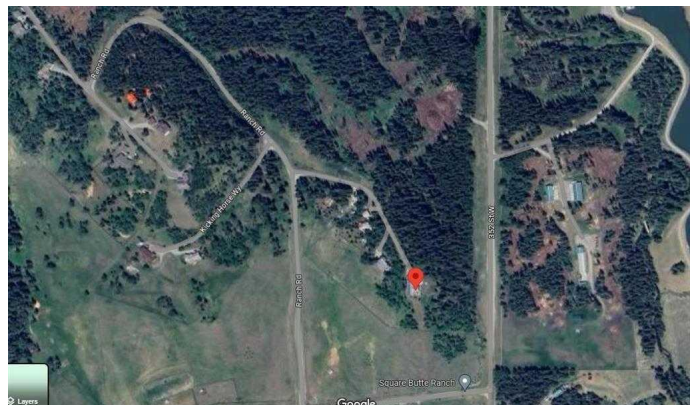
NONE, Rural Foothills County, Alberta

Welcome to the quiet secluded Square Butte Ranch. Located at the end of a paved road sits this beautiful 2 story walk-out bungalow with a double detached garage. The main level of the residence contains an open-concept living room and dining area, kitchen with an eating area, two bedrooms, laundry, and two full bathrooms. The living/dining room includes vaulted ceiling, wood beams and a stone-faced fireplace. The master bedroom has a sitting area with french doors opening out to the beauty of the nature around you. Main floor bathroom has a tiled shower, dual sinks and a separate water closet. The second main floor bathroom has dual sinks, tiled shower, and a jetted tub. A fully developed walk out basement with 2 bedrooms and a bathroom make this house large enough for a big family or to welcome the over nighting guests. Unique underground safe dwelling makes this home a perfect opportunity for the off grid enthusiast.

Built in 1996

## Essential Information

MLS® #	A2217127
Price	\$1,200,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,152



Acres	1.80
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	11 Black Bear Lane
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0K0

### **Amenities**

Amenities	Other
Parking Spaces	8
Parking	Double Garage Attached, See Remarks
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Other
Lot Description	Back Yard, Backs on to Park/Green Space, Garden, Lawn, Many Trees, No Neighbours Behind, Close to Clubhouse, Creek/River/Stream/Pond, Farm, Pasture, Secluded
Roof	Wood

Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 2nd, 2025
Days on Market	16
Zoning	REC
HOA Fees Freq.	MON

**Listing Details**

Listing Office	Century 21 Foothills Real Estate
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