

# \$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

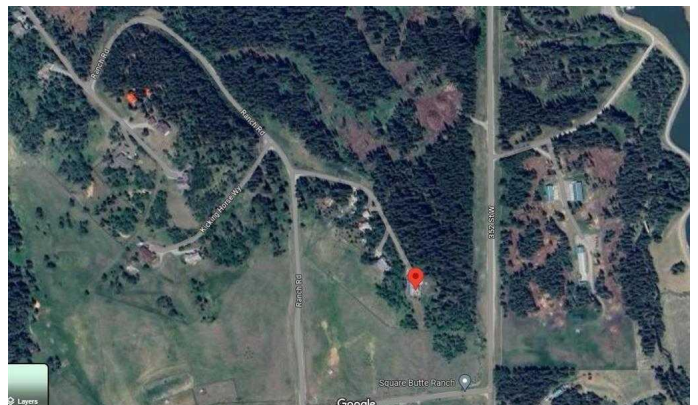
NONE, Rural Foothills County, Alberta

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, Close to Clubhouse, Creek/River/Stream/Pond, Farm, Garden, Lawn, Many Trees, No Neighbours Behind, Pasture, Secluded
Roof	Wood

Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 2nd, 2025
Days on Market	62
Zoning	REC
HOA Fees Freq.	MON

**Listing Details**

Listing Office	Century 21 Foothills Real Estate
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.