

\$1,780,000 - 482171 64 Street W, Rural Foothills County

MLS® #A2074003

\$1,780,000

5 Bedroom, 2.00 Bathroom, 1,613 sqft

Residential on 158.00 Acres

NONE, Rural Foothills County, Alberta

Whether you are a Farmer, Horse person or just an active outdoor family this is for you. 158 acres, with nice mixture of large evergreens, year round creek, Sandstone outcroppings, a spectacular valley and Mountain views, and 142 acres of cultivated farm land a few miles west of High River. This is one of the prettiest and most diverse horse properties to come on to the market. Drive up in the meticulously mowed mature treed farm yard, to this very unique, 1612 sq ft farm house nestled in amongst the large evergreen trees, and the freshly painted red, farm buildings. The home could use some upgrades, but is very cozy with nothing that has to be done immediately. There are panoramic views out of every window and a large deck to sip your morning coffee or enjoy afternoon cocktails on, and breathe in that country air. 2 bedrooms, plus a den up, and 2 bedrooms down make this a perfect home for the large outdoorsy family and there is nothing like a crackling fire in the Wood stove, of the family room, for taking the chill out of a crisp fall morning. Beautifully set up for horses with corrals, shelters, heated stock water, heritage carriage house, stately hip roof barn with 2 box stalls, plus a 100x150 outdoor arena, and only 10 minutes to the indoor arena at the High River Rodeo Grounds. 3 year round springs, and plenty of trails down by Tongue Creek which flows gently through the NE corner of the grassland coulee. The perfect place to pitch your tent or a teepee in the trees, next to the rugged faced



cliffs with the Tongue Creek babbling by. What a special part of the world with Sandstone outcroppings, large mature trees, you would swear you were in a park, a 1000 miles away from any where. For the famer in you the remainder is rich cultivated farm land that even on this dry year still is producing a decent crop. Either farm it yourself or to lease out to the neighbors, makes for a nice extra income. 3 wells. The house well produces soft beautiful water and the high volume spring well will supply plenty of fresh water to all of your four legged friends. Are you a commuter? Great location, only 10 min to High river, 15 min to Okotoks (Costco, Walmart), or 30 min to Calgary. Whether you are a hiker, horseman, cattle rancher, or farmer this quarter is sure to please. Truly a spectacular recreational/farm quarter for you and your active family. GST is not included in list price. In the event that GST is payable and the Buyer is not a GST registrant, then the Buyer shall remit the applicable GST to the Seller's lawyer on or before Completion Day. Please do not enter property without permission.

Built in 1950

Essential Information

MLS® #	A2074003
Price	\$1,780,000
Sold Price	\$1,675,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,613
Acres	158.00
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level

Status Sold

Community Information

Address 482171 64 Street W
Subdivision NONE
City Rural Foothills County
County Foothills County
Province Alberta
Postal Code T1V 1N1

Amenities

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water Paid For, Water Connected
Parking Spaces 2
Parking Double Garage Detached, Off Street
Is Waterfront Yes
Waterfront Creek

Interior

Interior Features Kitchen Island
Appliances Dryer, Freezer, Gas Stove, Refrigerator, Washer
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Wood Burning Stove
Has Basement Yes
Basement Partial, Partially Finished

Exterior

Exterior Features Garden, Private Yard, Storage
Lot Description Back Yard, Creek/River/Stream/Pond, Farm, Lawn, Native Plants, Pasture, Rock Outcropping, Treed, Waterfront
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed August 18th, 2023

Date Sold	February 2nd, 2024
Days on Market	168
Zoning	A
HOA Fees	0.00

Listing Details

Listing Office COLDWELL BANKER MOUNTAIN CENTRAL

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