

\$2,099,000 - 402084 Highway 22, Rural Foothills County

MLS® #A2074803

\$2,099,000

3 Bedroom, 5.00 Bathroom, 2,374 sqft

Residential on 40.78 Acres

NONE, Rural Foothills County, Alberta

A Cowgirls Dream and a Fisherman's Escape. Set within the Natural beauty of the Sheep River is an amazing 40 acres loaded with endless possibilities. Offering a stunning Douglas Fir Hand crafted built by Original Log Home Builders from 100 Mile House BC, this 4338 sq. ft. of living space log home with a fully finished walk out basement and Oversize Double attached garage. An Awesome Horse facility accommodates a heated 7 stall barn with a large tack room, wash bay and hayloft. An outdoor sand riding arena, steel panel pens with waterers and shelters, pastures fenced and cross fenced and trails to ride. 52'x 28' detached heated shop with a 10'x12' loft with storage & R.I. Plumbing and room to park a bus and still have room for all your toys. Plus Full RV set up! The log home is bursting with log details, features vaulted ceiling, open floor plan with glass sliding doors to a relaxing glass railing deck with river valley views. For the chef' there's a stunning kitchen with all the modern features including a 6-burner wolf gas stove, granite countertops, island and double pantries, a family room with a focal point floor to ceiling rock woodburning fireplace and large windows framing the majestic river valley views. Sweeping primary bedroom with 5 piece ensuite, and water closet, and separate walk in closet. Also, on the main floor is a "work from home" office with built-ins, and off of the kitchen is your laundry, 3 piece bath and access to attached heated garage.



The fully finished walkout provides in-floor heat, a family room with access to lower deck, flex room, games room, a beautiful custom-built live edge bar with R.I. plumbing and another 2 bedrooms, one with 3 piece ensuite, and another 3 piece guest bathroom. All of this is within minutes to galleries, unique shopping and eateries, and 20 minutes to K country! Although the pictures are amazing, it's better in person to see what's beyond the security gate and the tree line driveway, This is one-of-kind property located in a fantastic location.

Built in 2008

Essential Information

MLS® #	A2074803
Price	\$2,099,000
Sold Price	\$1,950,000
Bedrooms	3
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,374
Acres	40.78
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	402084 Highway 22
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0H0

Amenities

Parking Spaces	10
Parking	Double Garage Attached, RV Access/Parking

Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fan Coil, In Floor, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yard, Lawn, Low Maintenance Landscape, Gentle Sloping, Landscaped, Pasture, Private, Treed, Views
Roof	Metal
Construction	Log
Foundation	ICF Block

Additional Information

Date Listed	August 21st, 2023
Date Sold	March 18th, 2024
Days on Market	210
Zoning	A
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE SOLUTIONS
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