

\$589,900 - 104110 722 Avenue E, Rural Foothills County

MLS® #A2086611

\$589,900

4 Bedroom, 2.00 Bathroom, 2,300 sqft

Residential on 12.14 Acres

NONE, Rural Foothills County, Alberta

Over 12 acres with a spectacular panoramic mountain view. Located between Cayley and Nanton, it's surrounded by open farmland giving you, the country feel at its best. 30 minutes south of the Bow River Bridge leaving Calgary, 12 minutes from High River, and 6 minutes to Cayley, this is a great location.

This vintage home was built in 1920 with some original characteristic features, which gives an amazing feel to walking back in time!

Upgraded in 2003 with some additions and upgrades to the HVAC to give some comfort to your living space. In 2021 a new septic tank was installed, as well as a Hot Water Tank, and water lines were upgraded with Pex lines. The main floor has a galley kitchen and a formal dining room with a working wood fireplace. It has a good-sized living room with 2 east and south-facing bay windows which gives the room a light feel. The original formal living room can be used as a flex room or office, whatever your lifestyle needs. It has a 3-piece bath, primary bedroom, and the 2nd bedroom will finish out the main floor.

Upstairs has a 4-piece bath, 3rd & 4th bedrooms with walk-in closets, solid wood built-in linen closet at the end of the hall, and hardwood flooring running throughout.

The laundry is located downstairs under the living room addition, with tons of storage in a warm partially developed basement.



The property is completely fenced and cross-fenced, with an outdoor riding area, barn with stall, and horse shelters. The yard is surrounded by a large hedge and a new 42'x42' heated shop with a concrete floor, a 14-foot ceiling, and a roll-up door. The Water Well on the property is disconnected due to only being 35 feet deep and water is hard, either a deeper well or water system can be installed if you want to reconnect as is and use the well. The seller has installed a 3700 L cistern above ground, for ease of reconnecting the well back up, and a water hauling tank will be left if you wish to haul fresh town water.

Built in 1920

Essential Information

MLS® #	A2086611
Price	\$589,900
Sold Price	\$565,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,300
Acres	12.14
Year Built	1920
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	104110 722 Avenue E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0P0

Amenities

Parking Heated Garage, Insulated, Oversized, Quad or More Detached

Interior

Interior Features Bookcases, Built-in Features, French Door, Sump Pump(s)
Appliances Dishwasher, Dryer, Electric Stove, Freezer, Refrigerator, Washer
Heating Fireplace(s), Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 2
Fireplaces Brick Facing, Dining Room, Free Standing, Gas, Master Bedroom, Wood Burning
Has Basement Yes
Basement Partial, Partially Finished

Exterior

Exterior Features Dog Run, Private Yard
Lot Description Brush, Pasture, Treed, Views
Roof Asphalt Shingle
Construction Stucco, Wood Frame, Wood Siding
Foundation Block, Poured Concrete, Wood

Additional Information

Date Listed October 13th, 2023
Date Sold February 13th, 2024
Days on Market 123
Zoning CR
HOA Fees 0.00

Listing Details

Listing Office CENTURY 21 FOOTHILLS REAL ESTATE

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