

\$995,000 - 113150 2453 Drive E, Rural Foothills County

MLS® #A2106451

\$995,000

4 Bedroom, 3.00 Bathroom, 1,855 sqft
Residential on 7.25 Acres

Alder Heights, Rural Foothills County, Alberta

Drive up to the impressive front security gate to this Horse Owners Haven on 7.25 Acres, set up incredibly well for horses and dogs w/ Illegal Basement Suite AND a Guest House! Super easy commute to Calgary, just off the highway! This beautiful modern home welcomes you in with so much light, big bright windows and high ceilings! The layout of this home gives everyone their own living space and privacy. The open main floor boasts a fabulous kitchen w/ stainless steel appliances incl a 4+ burner gas stove, granite counters and a second prep sink w/ reverse osmosis for premier drinking water. The kitchen and dining area opens up to the spacious main living room w/ wood burning fireplace (never used) and more big windows to enjoy the views of the pastures. The primary bedroom is conveniently located off the main room and gives you plenty of space to unwind with your own ensuite. Washer/ Dryer centrally located on the main floor w/ easy access to all the bedrooms. Head back down the few stairs to the front entry way that leads out to both front and back yards, it will also lead you to the 2nd big bedroom, and another bathroom located for easy access for the 2nd bedroom and handy to wash up when you come in from outside. Lets head downstairs to check out the fully finished walk out basement, open concept again with an illegal suite w/ kitchen and dining area, large living space, TWO more big bedrooms and a full bathroom complete this lower floor! The entire home has in-floor heat



w/ animal/kid friendly flooring, hail resistant exterior and a wrap around deck to enjoy views of the property and keep an eye on your horses! The attached garage boasts skylights in this double garage, also heated w/ in-floor heat and has an extra room to use as an office/ woodworking space/ craft space. There is an adjoining additional single garage attached for more parking (not heated) as well. Now to head outside to see the Guest House! This cozy space has a kitchen area w/ a sink and dishwasher, bathroom w/ toilet and shower, hook ups for a washer / dryer, single bedroom and living room complete with a wood burning fireplace (also heated w/ electric). Could be used for company, man-cave or even a tack room! Set up for horses AND dogs, the property is fenced and cross fenced. The fronts and sides are fenced w/ page wire for the dogs. There is an auto waterer in the back pasture for the horses, plenty of hay storage and multiple shelters that could easily convert to stalls if desired. There is a covered â€œround penâ€• to start young horses. There are two covered areas for additional parking in the back, one with power to plug in for winter, the other is a great spot for toys! Lots of storage areas and RV parking to make this the ideal acreage! All this and more in the horse friendly community of Alder Heights. This community has a Facebook page for the community! Access to the community reserve includes a riding ring, park and picnic area, located on 466 Ave E (NO HOA fees!).

Built in 2018

Essential Information

MLS® #	A2106451
Price	\$995,000
Sold Price	\$984,500

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,855
Acres	7.25
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	3 Level Split, Acreage with Residence
Status	Sold

Community Information

Address	113150 2453 Drive E
Subdivision	Alder Heights
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0A0

Amenities

Parking	Heated Garage, Oversized, RV Access/Parking, Triple Garage Attached
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Interior

Interior Features	No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Water Softener
Heating	In Floor, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run
Lot Description	Few Trees, Level, Pasture, Private, See Remarks, Views
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Composite Siding, Metal Siding, Stucco, Wood

	Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 8th, 2024
Date Sold	March 13th, 2024
Days on Market	34
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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