

\$1,789,000 - 546190 64 Street W, Rural Foothills County

MLS® #A2107977

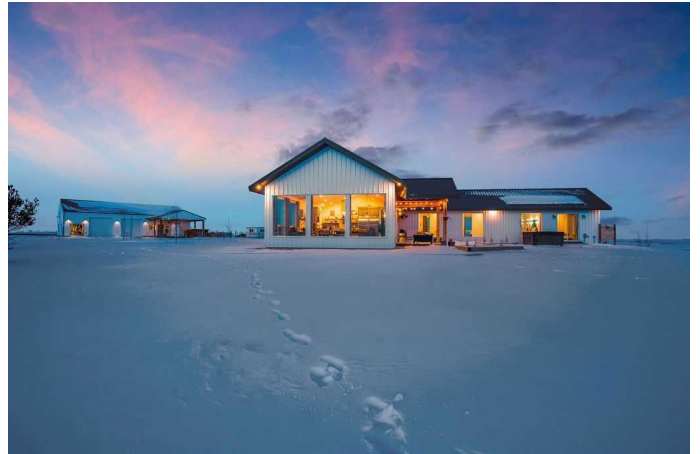
\$1,789,000

3 Bedroom, 2.00 Bathroom, 2,363 sqft

Residential on 149.48 Acres

NONE, Rural Foothills County, Alberta

They are not making any more land! We have all heard this before and now, in this market, it seems more relevant than ever. If you are considering a move to Alberta you must view this stunning Ranch. If you are already living in this beautiful province you already understand just how breathtaking a Rocky Mountain view truly is. Located approximately 35 minutes from South Calgary, 20 minutes to Okotoks and 15 minutes to High River, completely on pavement, makes this private and secluded lifestyle a dream come true. Only 15 minutes to Kananaskis and 5 minutes to the Highwood River for some of the best fly fishing around. This home is unique and every detail was considered when building on this land. This one level bungalow features in-floor heat throughout. Every window is perfectly placed to take advantage of the 360 degree view. As you enter you will immediately feel welcomed by the warmth this home exudes. Head down the West wing and here you will find a flex room that would make a perfect theater room or home office. Slide open the custom barn door and notice the massive pantry with an impressive utility room tucked in behind. Entering the main living space you will want to take a minute to take it all in. From the charming kitchen with large island, pretty backsplash and gorgeous appliances, to the vaulted ceiling, massive windows and a clever wood stove perfectly placed to heat the entire area. This home was made for large family gatherings and celebrating every season.



Head to the South wing and notice that even the hallway has those incredible mountain views. There are two generous bedrooms that share a 5 piece bathroom, complete with a porcelain covered cast iron sink and large walk-in shower. The primary bedroom has a gas line roughed in for a future fireplace and patio doors out to your hot tub and outdoor shower. The ensuite has plenty of storage and the washer and dryer are conveniently located in this area. If a shop is important wait until you see this one. It is 46â€™x50â€™, complete with a full concrete foundation, 220 power, 10 foot doors with side mount openers, a half bathroom and radiant heat. This amazing building will not disappoint. The attached barn is 10â€™x46â€™ and will easily house a couple of your horses, pigs and goats. There are 2 stock waterers, 2 solid shelters an insulated chicken coop with electricity and a storage shed so everyone will be warm and dry. The 149.48 acres is fenced and cross fenced with a large portion fenced with non-climbable wire to keep your animals in and wildlife out. The land is fantastic for grazing. The well is strong and was last tested at 12 gallons per minute. The home is efficient with spray foam insulation in the walls and a boiler that runs the in-floor heat. This is a lifestyle that most of us only dream about. Although the photos are beautiful this is a property that is truly better when viewed in person.

Built in 2019

Essential Information

MLS® #	A2107977
Price	\$1,789,000
Sold Price	\$1,750,000
Bedrooms	3
Bathrooms	2.00

Full Baths	2
Square Footage	2,363
Acres	149.48
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	546190 64 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1V 1N1

Amenities

Parking Spaces	20
Parking	220 Volt Wiring, Additional Parking, Covered, Enclosed, Garage Door Opener, Gravel Driveway, Heated Garage, Insulated, Oversized, Quad or More Detached, Workshop in Garage

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Wired for Sound
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Basement	None

Exterior

Exterior Features	Outdoor Shower, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape, Pasture, Private,

	Views
Roof	Metal
Construction	Metal Siding, Wood Frame
Foundation	ICF Block, Slab

Additional Information

Date Listed	February 14th, 2024
Date Sold	March 8th, 2024
Days on Market	23
Zoning	A
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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