

\$1,250,000 - 578128 8 Street E, Rural Foothills County

MLS® #A2109570

\$1,250,000

4 Bedroom, 3.00 Bathroom, 1,688 sqft

Residential on 22.21 Acres

NONE, Rural Foothills County, Alberta

All paved access, except for the laneway!!!!

An absolutely stunning 22.21 acres with custom-built Lask Home with oversized double attached garage, located SW of High River.

Paved and hard top access right to the driveway from High River and Calgary!!!!

IMMACULATE property that is perfectly set up for horses with 4-stall barn, outdoor riding arena, corrals, stock waterer and lots of room to roam. Additional storage options with a Quonset and smaller storage sheds. The beautiful 1687 sq. ft. bungalow home boasts comfort throughout and has open concept with vaulted ceiling on the main floor. The open kitchen has exquisite hickory cabinets with quartz counter tops and the island and is set up to be the hub of the home. Dining room is large and is spacious enough for those special occasions for extra guests at the table!

Primary bedroom is big with a large 5 piece ensuite, The 2nd bedroom on the main level is spacious and bright. The basement has a massive family room and two bedrooms all with 9' ceiling, walk-in closets - lots of room for that growing family. There is enough room for another bedroom if that is what you need!

In-floor heating in the lower level provides all the comforts on this level. The south facing front entry/deck is the length of the home and low maintenance with composite plank flooring - a great spot to sit, relax and enjoy your favourite beverage. This beautiful Home is nestled around a mature shelter belt, with trees and shrubs which provides the privacy



you require. If you enjoy gardening, a large garden area and raised garden beds will be perfect for fresh vegetables and fruits! Approximately 15 acres of pasture for horses or the stock that you choose. Recent water well report for the house shows 11 gpm!!!! We haven't mentioned the enormous views!!! You will absolutely enjoy the green foothills and mountain views from this spectacular property! Attached garage is 25' x 29'5", Quonset 1 is 40' x 60', Quonset 2 is 40' x 64', Storage Shed is 17' x 12'6", Shelter is 17' x 11', The photos included do not show the picturesque beauty. With all the recent moisture we have received, just imagine the lush green foothills that lead up to the snow covered mountains and BLUE SKIES. View this one today!!!

Built in 2006

Essential Information

MLS® #	A2109570
Price	\$1,250,000
Sold Price	\$1,200,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,688
Acres	22.21
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	578128 8 Street E
Subdivision	NONE
City	Rural Foothills County

County	Foothills County
Province	Alberta
Postal Code	T1V 1P6

Amenities

Parking	Double Garage Attached
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Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Lawn, Landscaped, Many Trees, Pasture
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 9th, 2024
Date Sold	July 26th, 2024
Days on Market	47
Zoning	Agriculture
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Foothills Real Estate
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