

\$799,900 - 264104 594 Avenue E, Rural Foothills County

MLS® #A2117986

\$799,900

4 Bedroom, 5.00 Bathroom, 1,372 sqft

Residential on 15.00 Acres

NONE, Rural Foothills County, Alberta

If you have been looking for an affordable acreage close to town then look no further then this beauty. As you pull up you will be welcomed by white pipe fencing that makes this property stand out. 5 separate pastures make rotational grazing a breeze!! There is one large pasture with a shelter and 4 auto waterers are also located on this beautiful 15 acre property. Plenty of hydrants through out make watering your garden and trees simple. As you walk into the home you will be pleased to see an open concept that features a gas fireplace tucked in the corner perfect for those chilly evenings. Gaze out the picture windows at the amazing view of the rocky mountains from your living room or from your massive west facing deck. The home has 2 bedrooms conveniently located at the one side of the house with a 4 piece bath in the middle. As you walk through the house you will find a functional kitchen with lots of cupboards and plenty of counter space perfect for you large family gatherings. The large master bedroom features a 4 piece ensuite and a walk in closet. The perks to this level don't end there as you enter the house from the garage there is a 2 piece bath perfect for cleaning up after you have been in the garden or working in your 26x26 garage that comes complete with 220 wiring and is fully finished. The laundry is also located on this level making this home so functional if you wanted all main floor living and if not you can walk downstairs into your fully finished walk out basement complete with



in floor heat. The owners set up a second master bedroom with a stunning 5 piece ensuite. There is also rough in plumbing for a bar in the basement and room for a huge rec room perfect for everyone in the family. The gas fireplace also features a custom glass cabinet for all your display items. Outside hasn't finished stunning you either it has a huge sand arena and a round pen perfect for the avid horse person. This home has something for everyone and is one you don't want to miss out on!! Call your favorite realtor today.

Built in 1995

Essential Information

MLS® #	A2117986
Price	\$799,900
Sold Price	\$745,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	1,372
Acres	15.00
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	264104 594 Avenue E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L0J0

Amenities

Parking Double Garage Attached

Interior

Interior Features Kitchen Island, Laminate Counters

Appliances Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Water Conditioner

Heating In Floor, Fireplace(s), Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 2

Fireplaces Basement, Free Standing, Gas Log, Living Room, Masonry

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Garden, Private Yard, RV Hookup, Storage

Lot Description Front Yard, Garden, Landscaped, Pasture, Treed

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed March 27th, 2024

Date Sold May 14th, 2024

Days on Market 48

Zoning CR

HOA Fees 0.00

Listing Details

Listing Office Century 21 Foothills Real Estate

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