

\$999,000 - Hwy 762, Rural Foothills County

MLS® #A2119697

\$999,000

4 Bedroom, 2.00 Bathroom, 2,679 sqft

Residential on 478.48 Acres

NONE, Rural Foothills County, Alberta

This is a rare opportunity to be part of a unique and exclusive recreational property. At this development, 26 residents enjoy the use of 480 acres with 4 stocked lakes for fishing and boating; horse pastures, paddocks, and barn; a trap and skeet shooting range; a heated swimming pool, a sport court, and a community lodge. Each resident also enjoys their own private building site. This 2679 sq. ft. 4 bedroom home backs onto one of the smaller lakes and has a private dock with an octagonal sitting area. Large windows, open areas, and vaulted ceilings contribute to a wonderful sense of living space, and the many decks and balconies extend that space to the outdoors. Hardwood floors, open-beam ceilings, and 2 stone fireplaces create a relaxing mountain-lodge ambience. Newer stainless-steel appliances in the kitchen with Corian countertops, a large walk-in pantry, a main floor laundry, lots of storage spaces, and a steam room in the master en suite add functionality. A vacation retreat, only 20 minutes from Calgary.

Built in 1962

Essential Information

MLS® #	A2119697
Price	\$999,000
Sold Price	\$894,000
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	2,679
Acres	478.48
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Sold

Community Information

Address	Hwy 762
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0K0

Amenities

Amenities	Beach Access, Boating, Clubhouse, Laundry, Outdoor Pool, Party Room, Picnic Area, Playground, Recreation Room, RV/Boat Storage
Utilities	Natural Gas Paid, Electricity Paid For, Natural Gas Connected, Heating Paid For, Phone Connected, See Remarks, Phone Paid For, Sewer Connected, Water Paid For
Parking	Parking Pad
Is Waterfront	Yes

Interior

Interior Features	Bookcases, Pantry, See Remarks, Steam Room, Vaulted Ceiling(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Crawl Space, None

Exterior

Exterior Features	Balcony, Dock, Dog Run, Fire Pit
Lot Description	Close to Clubhouse, Dog Run Fenced In, Environmental Reserve, Lake, Low Maintenance Landscape, Other, Private, See Remarks, Views, Waterfront
Roof	Cedar Shake
Construction	Cedar, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 2nd, 2024
Date Sold	July 29th, 2024
Days on Market	115
Zoning	-
HOA Fees	3400.00
HOA Fees Freq.	QUAR

Listing Details

Listing Office	MaxWell Canyon Creek
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