

\$1,850,000 - 562056 24 Street E, Rural Foothills County

MLS® #A2120413

\$1,850,000

6 Bedroom, 4.00 Bathroom, 2,371 sqft

Residential on 88.61 Acres

NONE, Rural Foothills County, Alberta

88.6 acres of a gorgeous piece of loved and well managed land with 8.5 of that separately fenced off and ready to subdivide out with approval. Housing a beautiful spacious 2370 sq ft walk out bungalow, a 60 X 40 heated shop, 60 X 40 hay shed, 28 X 30 heated detached garage, 40 X 50 hip roof barn with a 1360 sq ft loft .Home is a rancher style bungalow with 6 bedrooms, 4 baths, large and spacious rooms through out with full w/o dev. Vaulted ceilings, large and inviting windows to appreciate and enjoy each moment of the SPECTACULAR views. Home features an inviting entry with 2 pc bath and large walk in closet, and entry room to accommodate coming in quick from ranch work or riding , hanging your ranch coats separately , your muddy boots etc.. Excellent open plan in this home and feels like home. Kitchen has plenty of cabinetry and a large island to allow for many extra cabinets and drawers and also includes a huge pantry. Basement has a large bar set up projector/screen, recreation and extra bedrooms,office, and bathroom. The walk out on to the patio is just as amazing as the upper deck to enjoy the spectacular views and the rolling Foothills. .Barn loft is developed for the family or visitors & office/work space above. Stalls for your horse accommodations below that w/o to a beautiful horse set up. Heated tack room , vet room , alley way space for saddling up. This property has it all and has been one time developed and owned. Well planned and situated horse set up with plenty



of choice to paddock the horses with access to shelters, water, pasture and great access to a huge 160 X 220 out door arena that is set up for night riding with lighting, set up for roping with return alley, roping chute, and all the safe , strong fencing that is needed. Hitching posts are located conveniently as well as plenty of turn around options in yard. Well providing garden with mature fruit trees & perennials, huge firepit area, fencing . The landscaping on this property is none other than "Amazing" with huge strategically placed landscape Limestone to separate the yards different areas, support retaining walls and create a beautiful landscape. This entire property has been maintained and managed very well and is ready to move in and enjoy the benefits . The shop alone has a long list of extras such as the mezzanine, lots of power, security , a "clean room" ! Breath taking at every inch of the property. So much opportunity here to create for yourself a business eg: Air B& B , Dude ranch, Innovative centre, equipment repair or sales, construction, Mechanical, Farm, Ranch, Retreat. This property lends to opportunities such as developing 2nd dwelling . Bring the family, the business. This is a great opportunity. Enjoy the location here just off the paved road, and tucked away in the Rural Foothills , raise those children to know the rural lifestyle. Golden and Bald Eagles love to grace their presence , so should you !!

Built in 2006

Essential Information

MLS® #	A2120413
Price	\$1,850,000
Sold Price	\$1,775,000
Bedrooms	6
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,371
Acres	88.61
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	562056 24 Street E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1V 1N2

Amenities

Utilities	Electricity Paid For
Parking Spaces	12
Parking	220 Volt Wiring, Additional Parking, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Oversized

Interior

Interior Features	Bookcases, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer, Water Conditioner, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Farm, Lawn, Garden, Gentle Sloping, Landscaped, Pasture, Private, Views
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2024
Date Sold	May 14th, 2024
Days on Market	39
Zoning	A
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Foothills Real Estate
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