

\$1,550,000 - 594133 Meridian Street, Rural Foothills County

MLS® #A2139238

\$1,550,000

4 Bedroom, 4.00 Bathroom, 1,356 sqft
Residential on 79.95 Acres

NONE, Rural Foothills County, Alberta

Close to 80 acres SW of High River !
Gorgeous ranch land with BEAUTIFUL mountain views. This land allows another dwelling if you need the family or friends to reside ! Gorgeous well managed diversified land with cultivated farm land, 45 acres of hay land a strong holding dug out, 20 acres of pasture . The home/shop site is fenced in with an awesome dog friendly fence ! Let the pups out to roam!! An upscale 48 X 60 heated shop with water/ 2 pc bath, 14 ft over head doors, walking doors ,16 ft high ceilings and included are attached work bench and shelving & Auto doors . Owners strategically placed home, shop and other improvements back into the property with a lovely long laneway to create a private setting and place you in the " sweet spot" for those views and the seclusion. " Wegener" built home , shop with many "high end" features and additions. This home is a beautiful 1356 sq ft , fully developed bungalow with fenced in side yard, landscape surrounding and many large windows to enjoy each hour of the day with the views and peace. Huge front plexiglass protected dura-deck at the front of home and a private wind fenced side yard. Enjoy a cool one on your 500 sq feet of protected no maint deck or head to the side yard to enjoy a game, or a fire with the family . This home is custom built with several features including " Carrara" marble counter tops and back splash, upscale



appliances, white cabinetry , vinyl plank flooring , 2 fireplaces, huge pantry, 4 delightful bathrooms, good sized rooms including a nice den/TV room or could be a bedroom on main. 2 bedrooms up and 2 down and are all spacious and have great sized windows and closets. The entire home is bright and clean with 9 ft ceilings ! AIR CONDITIONING is a bonus with all the gorgeous west facing windows to enjoy the picturesque scenery. Attached huge garage with 2 doors w/634 sq ft to park your 2-3 vehicles plus storage. Garage is heated ! This property has recently been set up on SOLAR! An Energy report on this home is included in the supplements ! Huge fenced in garden area with garden shed and chicken house within. Established garden and shrubbery, perennials and well loved and cared for soil will bring you a huge garden if desired. The garden area has been fenced which is fantastic. Future use can be for your horse, small animals or what ever you choose.. Great options!! Landscaped with Spruce, poplar, huge amount of lilacs, shrubs, with watering system. Yard area has been graveled with washed gravel and all landscape is strong and growing well . Very Strong well and of course all new infrastructure in 2017!! This property is timeless and borders other beautiful ranches in our Rural Foothills County.. Opportunity waits. Paved right to your gate, and approx 45 min drive to Calgary from the door. Transfer switch installed for generator awaits your choices. Head 2 miles south to " Bar U Trail" and head west !

Built in 2017

Essential Information

MLS® #	A2139238
Price	\$1,550,000
Sold Price	\$1,550,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,356
Acres	79.95
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	594133 Meridian Street
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L0P0

Amenities

Parking Spaces	6
Parking	220 Volt Wiring, Additional Parking, Double Garage Attached, Heated Garage, Insulated, See Remarks

Interior

Interior Features	Ceiling Fan(s), Chandelier, Closet Organizers, French Door, High Ceilings, Kitchen Island, Pantry, See Remarks, Smart Home, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Private Yard
Lot Description	Dog Run Fenced In, Farm, Fruit Trees/Shrub(s), Few Trees, Front Yard, Lawn, Garden, Landscaped, Pasture, Private, See Remarks, Views
Roof	Asphalt
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 7th, 2024
Date Sold	June 20th, 2024
Days on Market	13
Zoning	A
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Foothills Real Estate
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