

\$1,000,000 - 594072 8 Street E, Rural Foothills County

MLS® #A2152407

\$1,000,000

5 Bedroom, 3.00 Bathroom, 1,946 sqft

Residential on 9.00 Acres

NONE, Rural Foothills County, Alberta

Welcome to this 9-acre slice of paradise just off of Highway 2 south of High River with paved access and stunning mountain views. This cedar log home, boasting five bedrooms and three bathrooms, has been meticulously maintained and tastefully updated throughout. As you step inside, you will notice the incredible craftsmanship and design along with an open-concept living room, kitchen and dining area with vaulted ceilings, a wood-burning fireplace and large west-facing windows offering natural light and pristine mountain views. The primary bedroom has a walk-in closet, a newly renovated bathroom, and french doors leading out to the wrap-around balcony. The main floor has 2 additional bedrooms along with a bathroom and access to both west and east-facing patios. As you step down into the walk-out basement, you will discover a versatile space ideal for a living room, games area, and personal gym, flooded with natural light. The plush carpeting with its supportive underlay extends into the two basement bedrooms, one of which offers direct access to the elegantly designed three-piece bathroom. The oversized garage, like everything else, was built to perfection, utilizes rubber roofing with a lifetime warranty, and can handle anything Alberta weather can throw at it. The property line is fully fenced and has over 300 poplar and willow trees planted with a drip irrigation system plus lilac and apple trees planted closer to the property. This unique home offers



an entryway into the Albertan dream and won't last long so schedule your viewing today!

Built in 2004

Essential Information

MLS® #	A2152407
Price	\$1,000,000
Sold Price	\$970,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,946
Acres	9.00
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	594072 8 Street E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1V 1N2

Amenities

Parking	Double Garage Detached, Parking Pad
---------	-------------------------------------

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Water Conditioner, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Fire Pit, Storage
Lot Description	Conservation, Lawn, Landscaped, Secluded, Treed, Views
Roof	Rubber, Shake
Construction	See Remarks
Foundation	Combination, Poured Concrete

Additional Information

Date Listed	August 5th, 2024
Date Sold	October 1st, 2024
Days on Market	57
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.