

\$2,700,000 - #100, 482003 48th Street E, Rural Foothills County

MLS® #A2157744

\$2,700,000

5 Bedroom, 1.00 Bathroom, 3,328 sqft
Agri-Business on 160.00 Acres

NONE, Rural Foothills County, Alberta

This exceptional property is located right between Okotoks & High River, and only 15 minutes from Calgary. The Tongue Creek runs through this quarter section where 95 acres are cultivated farm Land, yeilding a great crop every year. Farm it yourself, or lease it to a farmer who will gladly pay to take care of it for you. This property is landlocked, giving you treasured privacy. The home built in 1995 is in pristine condition and has had only 1 owner. All components of the home have been lovingly restored and cared for over the years. Recently, new triple pane windows were installed, all poly B plumbing was removed and replaced with new Pex. There is too much to mention here. With 5 spacious bedrooms all upstairs, including a dressing room off the master suite, main floor laundry, 4 bathrooms, a very large office area with it's own separate entrance from the front porch. A main floor bonus room and sunroom as well. The basement walk-out boasts cozy in-floor heat, a full kitchenette with 2 wall ovens and extra fridge, pool table, family room recreation space and a beautiful hot tub on the concrete patio outside. The 2400 Sq. Ft. SHOP with Mezzanine has a concrete floor, workbench, excellent insulation and water with a 16' and a 12' door for your larger toys and equipment. The Equipment shelter is also a great space for feed storage if you want to have some cows and horses. There are 2 automatic



waterers there too. With plenty of water on the 1/4 you can build another house or 2 on this land. It is truly a one of a kind home with an unbeatable location and gorgeous mountain views.

Built in 1995

Essential Information

MLS® #	A2157744
Price	\$2,700,000
Sold Price	\$2,625,000
Bedrooms	5
Bathrooms	1.00
Half Baths	1
Square Footage	3,328
Acres	160.00
Year Built	1995
Type	Agri-Business
Sub-Type	Agriculture
Style	2 Storey
Status	Sold

Community Information

Address	#100, 482003 48th Street E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 1A1

Amenities

Utilities	Electricity Connected, Electricity Paid For, Garbage Collection, High Speed Internet Available, Heating Paid For, Natural Gas Connected, Phone Connected, Phone Paid For, Satellite Internet Available, Water Available, Water Not Paid
Parking Spaces	30
Parking	Additional Parking, Asphalt, Double Garage Detached, Driveway, Electric Gate, Gated, Garage Door Opener, Garage Faces Front, Heated

	Garage, Insulated, Other, Oversized, Paved, Parking Lot, Parking Pad, See Remarks, RV Access/Parking
Waterfront	Creek, See Remarks

Interior

Interior Features	Bookcases, Built-in Features, Chandelier, Crown Molding, Central Vacuum, French Door, Granite Counters, Vinyl Windows, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Recreation Facilities, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Oven-Built-In, Built-In Oven, Convection Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Range Hood, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas

Exterior

Exterior Features	Garden, Lighting, Private Entrance, Private Yard, Rain Gutters, Storage
Lot Description	Creek/River/Stream/Pond, Farm, Front Yard, Garden, Gazebo, Near Golf Course, Lawn, Landscaped, Many Trees, Near Shopping Center, Other, Pasture, Private, See Remarks, Secluded, Treed, Views, Yard Lights
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2024
Date Sold	October 24th, 2024
Days on Market	70
Zoning	Ag
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Complete Realty
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