

\$989,000 - 594229 40 Street E, Rural Foothills County

MLS® #A2157864

\$989,000

3 Bedroom, 3.00 Bathroom, 1,765 sqft
Residential on 6.22 Acres

NONE, Rural Foothills County, Alberta

Welcome to your own slice of paradise nestled in the heart of Foothills County, just southwest of High river, Alberta. This stunning 1 1/2 storey home, sprawling across 6.22 acres, offers 1765.20 square feet of beautifully appointed living space with panoramic Rocky Mountain views that will take your breath away! Don't let the current hazy skies fool you. I promise those mountains are there behind that smoke! The main floor is an entertainer's dream, featuring a bright updated kitchen, flooded with natural light. Adjacent is a spacious dining room, perfect for holiday gatherings and family meals. From here, step into the large living room, where huge windows bring the outside in! Or cozy up in the additional family room, both showcasing impressive 10 ft ceilings. Up the charming wooden staircase, you'll find a large primary bedroom, where you'll wake up to spectacular mountain views every morning. Two additional bedrooms and a 4 piece bathroom complete the upper level, offering comfort and space for family and guests alike. The finished basement is designed for entertainment and relaxation Whether it's watching the big game, hosting poker nights, or enjoying a game of pool, this space has it all, including a wet bar and bar fridge. A spacious 3 piece bathroom, ample storage, and a large utility/laundry room add convenience to this well-thought out floor plan. Step outside onto the expansive back deck and truly embrace country living. With



plenty of room for outdoor furniture, this space is perfect for summer barbecues. One of the highlights of this home is the charming wrap-around verandah, ideal for unwinding with after dinner drinks. For those with hobbies or horses, the property also features a 22x40 quad detached heated garage and a ready-to-use horse shelter. The circular driveway, striking metal roof on both residence and garage, mature trees and unmatched privacy make this property a rare find. Don't miss the chance to experience this exceptional home in person. Call your fave realtor and book a showing today!

Built in 1996

Essential Information

MLS® #	A2157864
Price	\$989,000
Sold Price	\$962,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,765
Acres	6.22
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Sold

Community Information

Address	594229 40 Street E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0P0

Amenities

Parking	Heated Garage, Quad or More Detached, 220 Volt Wiring
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Interior

Interior Features	Ceiling Fan(s), High Ceilings, Jetted Tub, No Smoking Home, Wood Counters, Wet Bar
Appliances	Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Window Coverings, Bar Fridge, Gas Oven
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Few Trees, Private, Pasture, Rectangular Lot
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 16th, 2024
Date Sold	September 28th, 2024
Days on Market	43
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Foothills Real Estate
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