

\$675,000 - 8130 722 Avenue E, Rural Foothills County

MLS® #A2178790

\$675,000

3 Bedroom, 3.00 Bathroom, 1,493 sqft
Residential on 3.54 Acres

NONE, Rural Foothills County, Alberta

This mature, fully landscaped acreage has amazing mountain and panoramic views of the Foothills. Located in a private yet convenient setting, it is 20 minutes from High River, 15 minutes from Nanton and 10 minutes to Highway 2. This 3 bedroom bungalow is nestled on 3.5 acres with a double attached garage and 38'x22'™ shop. This lifestyle home is a cozy well kept retreat. The kitchen is complimented by wood cabinetry, granite countertops and stainless steel appliances. The sunroom that is attached on the west side of the kitchen can be used as a multi-purpose space giving you access to the southwest and northwest facing decks. This home is complimented by vinyl plank hardwood flooring, allowing for a beautiful seamless flow. The living room is spacious and bright with a beautiful large picture window and window seat. The primary bedroom is nicely tucked away from the main living space. It boasts an open concept bath and closet area. The three piece ensuite, it has a tiled shower and a vanity that looks out onto the front garden. The laundry / bedroom in this home is a perfect space and provides flexible purpose. In addition there is a four-piece bath on the main floor. The fully developed basement has an additional bedroom, family / fitness area, a three-piece bathroom and large storage room. The mature trees and manicured landscaping in addition to the breathtaking views make this home an incredible opportunity.



Built in 1972

Essential Information

MLS® #	A2178790
Price	\$675,000
Sold Price	\$670,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,493
Acres	3.54
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	8130 722 Avenue E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1R0

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Additional Parking, Driveway

Interior

Interior Features	Built-in Features, French Door, Granite Counters, No Smoking Home, Pantry, Vinyl Windows, Natural Woodwork
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Window Coverings, Water Softener
Heating	Forced Air, Natural Gas, Baseboard
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Garden, Storage
Lot Description	Landscaped, Many Trees, Private, Secluded, Treed, Views
Roof	Metal
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 14th, 2024
Date Sold	November 27th, 2024
Days on Market	13
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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