# \$1,889,000 - 642157 72 Street E, Rural Foothills County

MLS® #A2184163

### \$1,889,000

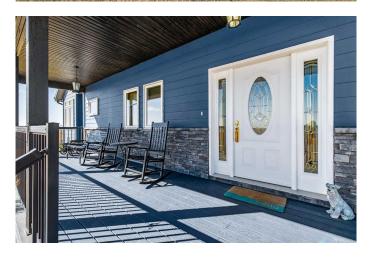
3 Bedroom, 4.00 Bathroom, 2,648 sqft Residential on 119.96 Acres

NONE, Rural Foothills County, Alberta

"PRICE ADJUSTMENT" !! 120+- acres of well maintained and loved property, with immaculate 2647.75 sq ft home, 60X60 heated shop. Nothing but "Pride of Ownership" here with this beautiful "Viceroy" home located and surrounded by approx 99 acres of cultivated land, 8 acres of hay, and 7 acres of fenced in pasture. About 5.5 of yard area. Very versatile parcel of land with VIEWS to live for !! Home is attached to a 832 sq ft heated garage, 770 sq ft of deck to enjoy views both west and east. Home boasts upgraded and newer appliances , new boiler for the warm infloor heat in basement, New air conditioners . Full Facade of windows to the west and believe me you can see " west"! The Rockies are full on and displayed for your viewing pleasure. Views are Bar None here !!!! With the vaulted ceilings presenting a " Window Wall" you will be able to enjoy to the max. Two fireplaces, hardwood, tile, granite, large rooms, master bedroom loft, a huge entry with sink, laundry, 2 pc bath w/closet, BBQ gas hook up out on deck. Many features of this home include a beautiful " Chef style kitchen " with large island and plenty of gorgeous cabinetry to enjoy company or just normal family living... " Seeing is believing"!! Shop is heated and insulated with level washed gravel flooring. 220 power, 2 power 20 X 14 ft high doors, windows, all metal interior with excellent lighting. Wind fence, landscape, and several \$ worth of gravel for a clean parking and turn about area. Sellers owned a trucking business so plenty of







room for parking and turning equipment /your horse trailer around. Horse shoe driveway for your convenience. So much to know and see, book your viewing today. This is a great time to take over this pristine property in the spring !!! New Price and ready to move forward !!!

#### Built in 2009

#### **Essential Information**

MLS® # A2184163 Price \$1,889,000

Bedrooms 3
Bathrooms 4.00
Full Baths 4

Square Footage 2,648
Acres 119.96
Year Built 2009

Type Residential Sub-Type Detached

Style Acreage with Residence, 1 and Half Storey

Status Active

## **Community Information**

Address 642157 72 Street E

Subdivision NONE

City Rural Foothills County

County Foothills County

Province Alberta
Postal Code T0L0P0

#### **Amenities**

Utilities Electricity Paid For, Natural Gas Paid

Parking Spaces 12

Parking 220 Volt Wiring, Additional Parking, Driveway, Gravel Driveway, Heated

Garage, Insulated, Oversized, Parking Lot, Quad or More Detached, See

Remarks, Triple Garage Attached

# of Garages 8

#### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Closet Organizers, Central Vacuum,

French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Pantry, See Remarks, Recessed Lighting, Vaulted Ceiling(s)

Appliances Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage

Control(s), Gas Range, Microwave, Refrigerator, Range Hood, Washer,

Window Coverings, Wine Refrigerator

Heating Forced Air, In Floor, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Basement, Dining Room, Gas, Living Room, Tile, Three-Sided

Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Private Yard

Lot Description Cleared, Farm, Few Trees, Front Yard, Gentle Sloping, Lawn, Low

Maintenance Landscape, Landscaped, Pasture, Private, Views

Roof Metal

Construction Composite Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed December 20th, 2024

Days on Market 246 Zoning A

#### **Listing Details**

Listing Office Century 21 Foothills Real Estate

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