



GRASSROOTS
REALTY GROUP

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562124 40 Street E
Rural Foothills County, Alberta

MLS # A2230469



\$1,150,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,479 sq.ft.	Age:	1963 (62 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Quad or More Detached, RV Access/Parking		
Lot Size:	11.79 Acres		
Lot Feat:	Garden, Landscaped, Open Lot, Pasture, Rectangular Lot, Seasonal Water, S		

Heating:	Fireplace(s), Forced Air, Natural Gas, See Remarks	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic System
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	21-18-29-W4
Exterior:	Composite Siding, See Remarks, Wood Frame	Zoning:	CR
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, See Remarks		

Inclusions: NONE

Discover this stunning horse property perfectly nestled on 11.79 acres, offering breathtaking mountain views and backing onto the picturesque Old Woman Cooley Reservoir. This unique acreage is a haven for horse lovers, featuring four spacious paddocks for grazing and exercise, alongside three dedicated stock water sources to ensure your animals have fresh water year-round. The property includes four large shelters designed for your horses' comfort and protection, as well as ample RV storage and two detached double garages for all your equipment and toys. Experience ultimate privacy in this tranquil setting, perfect for both equestrian pursuits and peaceful living. The beautifully designed residence boasts 2,800 square feet of fully developed living space, featuring a walkout basement that seamlessly connects indoor and outdoor living. With three generously sized bedrooms, this meticulously maintained home is ready for you to move in and enjoy. Recent upgrades include a new high-efficiency furnace and a high-capacity water heater, plus a Kenetico drinking water filter system for clean, refreshing water. The exterior showcases durable Hardy board siding and a metal roof, merging quality with low maintenance. Step outside to your expansive 60 x 120 outdoor riding arena, ideal for training and leisure, all while soaking in the stunning mountain views that surround you. Additionally, you'll love the raised garden beds, perfect for cultivating your favorite vegetables and flowers, allowing you to enjoy fresh produce right from your backyard. This exceptional property is not just a home; it's a lifestyle. Embrace the best of country living with ample amenities for you, your family, and your equine companions. Don't miss your chance to own this idyllic horse-friendly oasis! Schedule a viewing today and experience the unparalleled beauty

and comfort this remarkable acreage has to offer.