



GRASSROOTS
REALTY GROUP

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338102 272 Street E
Rural Foothills County, Alberta

MLS # A2239297



\$834,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	999 sq.ft.	Age:	1952 (73 yrs old)
Beds:	3	Baths:	2
Garage:	Quad or More Detached		
Lot Size:	10.58 Acres		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Many Trees, No Neigh		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	31-20-26-W4
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Wood	Utilities:	-
Features:	Separate Entrance		

Inclusions: Horse Shelter

Have you dreamed of owning a turn-key acreage? Look no further than this beautifully maintained and upgraded property that wows from the moment you arrive!!! Drive up the tree lined driveway and be welcomed by an immaculate yard that sets the tone for the rest of the property. A large west facing cedar deck greets you at the front of the home, perfect for enjoying the stunning mountain views and golden sunsets!! Walk inside and enjoy a bright, sunlit living room featuring new vinyl plank flooring and a cozy fireplace, ideal for cold winter nights. The main floor includes a brand new bathroom and two generous sized bedrooms. The heart of the home, the kitchen, is a dream come true with premium quartz countertops, new appliances, coffee bar, under-cabinet lighting, and new cupboards. Enjoy peaceful views of the backyard right from your kitchen sink. The finished basement offers two more bedrooms, a 3-piece bathroom, and a large living room. The pressure tank and hot water tank were upgraded in 2024. Outside of this home you will find upgrades that include new siding which was put on after the owners put an extra 1.5" of insulation around the whole house, a new roof, and a second deck off the back, ideal for evening get togethers. The yard is a true oasis with numerous fruit trees, abundant raspberry and saskatoon bushes, four garden beds, a firepit area, and completely fenced plus cross-fencing for the four legged critters. It doesn't stop there, this property also features an incredible 40x60 shop with a concrete floor, 14 foot ceilings, lighting, and a massive 24 foot door with power remote opener!! This home is a true pleasure to see and won't disappoint!! Call your favorite agent today.