



**120050 466 Avenue E
Rural Foothills County, Alberta**

MLS # A2299029



\$1,250,000

Division:	Alder Heights		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,432 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Double Garage Detached, Oversized, Paved		
Lot Size:	19.97 Acres		
Lot Feat:	Back Yard, Farm, Few Trees, Front Yard, Landscaped, Low Maintenance Lan		

Heating:	Fireplace(s), Forced Air, Natural Gas, See Remarks, Solar	Water:	Cistern, See Remarks, Well
Floors:	Ceramic Tile, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	28-19-28-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Closet Organizers		

Inclusions: n/a

Well its " Spring" and what a family needs is this sweet acreage between Okotoks and High River just off HWY #2!! ROCKY MOUNTAIN VIEWS till no end ,Paved to your door ,SOLAR power to save you \$\$\$!!! This home and this amount of acreage is perfect to " Grow your own "!! beef, hay, horses, garden!! Several paddocks, waterers, shelters, cross fenced, good gates, out door arena and beautifully treed yard !! This 1432 sq ft home sits very nicely tucked under the trees for privacy with huge deck out to the East to enjoy your morning coffee !! If you feel the heat in the summer, we have A/C!!! Very nice flow to the home with sunken living and family rooms. Owner currently uses the one large room as a dining room which could be also a Family room. Fireplace in the living room and a nice little sitting area facing out the patio doors... Love it !! All new Windows and doors in late 2023, so you are good to go when you add on the SOLAR power and your cheque book will be happy !! Solar was installed in April 2024 and it is a 13.5 Kwh system and they are part of the Solar Club . Both Natural gas and electric total charges (including distribution) have been covered in full by the solar since March of 2025 and they have built up a credit . The shop is awesome for there is room for a few pieces of equipment, there is a couple of work benches, work area and then a large loft area above for storage or hay. At the back of this 32 X 48 Quonset is the barn and all access out to paddocks on the north side. Great Building !! Detached garage is insulated and ready for heat if you need. Property is very well located for any one to commute but yet live a great country life with a lot of land !! Owners have hayed approx 8.5+- acres and have been very successful with their crops. Self sufficiency is what we are looking for these days, and this one checks a few boxes for sure !!! This one

is a gem...