

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

MLS® #A2184163

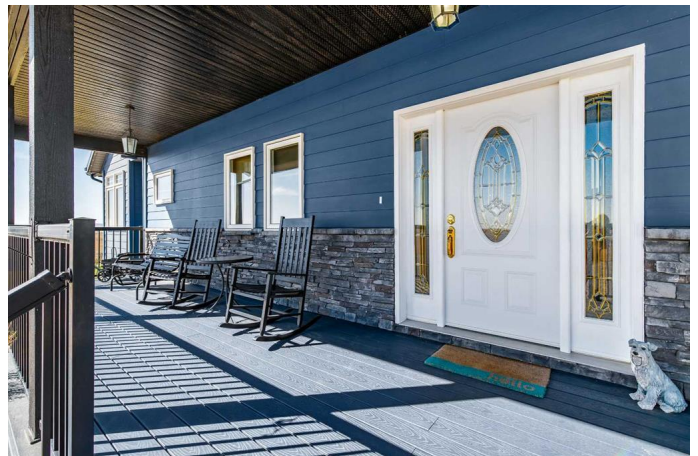
**\$1,889,000**

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 | Closet Organizers, High Ceilings, Kitchen Island, Recessed Lighting, Breakfast Bar, Ceiling Fan(s), Central Vacuum, French Door, Granite Counters, Natural Woodwork, Pantry, See Remarks, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Refrigerator, Central Air Conditioner, Double Oven, Dryer, Gas Range, Range Hood, Washer, Window Coverings, Wine Refrigerator                                      |
| Heating           | Forced Air, Natural Gas, In Floor                                                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                          |
| # of Fireplaces   | 2                                                                                                                                                                                                            |
| Fireplaces        | Gas, Living Room, Basement, Dining Room, Tile, Three-Sided                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                          |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                     |

## Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                               |
| Lot Description   | Front Yard, Cleared, Farm, Few Trees, 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 | 136                 |
| Zoning         | A                   |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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