

\$1,990,000 - 642157 72 Street E, Rural Foothills County

MLS® #A2184163

\$1,990,000

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

NONE, Rural Foothills County, Alberta

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, 2 pc bath w/closet , BBQ gas hook up out on deck. Many features of this home and " 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 around . Horse shoe driveway for your convenience. So much to know and see, book your viewing today. Note: Possession



date is in the spring eg: May 1 2025, unless seller is able to sell all equipment then possession is possibly negotiable for a bit earlier. Great time to take over this pristine property in the spring .

Built in 2009

Essential Information

| | |
|----------------|---|
| MLS® # | A2184163 |
| Price | \$1,990,000 |
| 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 | Heated Garage, Insulated, 220 Volt Wiring, Additional Parking, Driveway, Gravel Driveway, Oversized, Parking Lot, Quad or More Detached, See Remarks, Triple Garage Attached |
| # of Garages | 8 |

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Cleared, Gentle Sloping, Landscaped, Low Maintenance Landscape, Pasture, Private, Views, Farm, Few Trees, Front Yard, Lawn |
| Roof | Metal |
| Construction | Wood Frame, Composite Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | December 20th, 2024 |
| Days on Market | 105 |
| Zoning | A |

Listing Details

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