

\$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 | 103 |
| Zoning | A |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.