

594072 8 Street E
Rural Foothills County, Alberta

MLS # A2152407

\$1,000,000



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,946 sq.ft.	Age:	2004 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	9.00 Acres		
Lot Feat:	Conservation, Lawn, Landscaped, Secluded, Treed, Views		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Slate, Tile, Wood	Sewer:	Septic Field, Septic Tank
Roof:	Rubber, Shake	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	7-18-29-W4
Exterior:	See Remarks	Zoning:	CR
Foundation:	Combination, Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Storage, Vaulted Ceiling(s)		

Inclusions: Hot tub, kitchen island, silver and white refrigerator and freezer located in utility room, trampoline, C-can and it's contents (inside will only be construction materials helpful to the new home owner)

Welcome to this 9-acre slice of paradise just off of Highway 2 south of High River with paved access and stunning mountain views. This cedar log home, boasting five bedrooms and three bathrooms, has been meticulously maintained and tastefully updated throughout. As you step inside, you will notice the incredible craftsmanship and design along with an open-concept living room, kitchen and dining area with vaulted ceilings, a wood-burning fireplace and large west-facing windows offering natural light and pristine mountain views. The primary bedroom has a walk-in closet, a newly renovated bathroom, and french doors leading out to the wrap-around balcony. The main floor has 2 additional bedrooms along with a bathroom and access to both west and east-facing patios. As you step down into the walk-out basement, you will discover a versatile space ideal for a living room, games area, and personal gym, flooded with natural light. The plush carpeting with its supportive underlay extends into the two basement bedrooms, one of which offers direct access to the elegantly designed three-piece bathroom. The oversized garage, like everything else, was built to perfection, utilizes rubber roofing with a lifetime warranty, and can handle anything Alberta weather can throw at it. The property line is fully fenced and has over 300 poplar and willow trees planted with a drip irrigation system plus lilac and apple trees planted closer to the property. This unique home offers an entryway into the Albertan dream and won't last long so schedule your viewing today!