

**594229 40 Street E
Rural Foothills County, Alberta**

MLS # A2157864



\$989,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,765 sq.ft.	Age:	1996 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Heated Garage, Quad or More Detached		
Lot Size:	6.22 Acres		
Lot Feat:	Few Trees, Pasture, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Jetted Tub, No Smoking Home, Wet Bar, Wood Counters		

Inclusions: Garden Shed, pool table. Buyer can choose to assume the Vivint home security system if desired. (Please note-ride on mower and Quad with Snow Blade can be included but are negotiable)

Welcome to your own slice of paradise nestled in the heart of Foothills County, just southwest of High river, Alberta. This stunning 1 1/2 storey home, sprawling across 6.22 acres, offers 1765.20 square feet of beautifully appointed living space with panoramic Rocky Mountain views that will take your breath away! Don't let the current hazy skies fool you...I promise those mountains are there behind that smoke! The main floor is an entertainer's dream, featuring a bright updated kitchen, flooded with natural light. Adjacent is a spacious dining room, perfect for holiday gatherings and family meals. From here, step into the large living room, where huge windows bring the outside in! Or cozy up in the additional family room, both showcasing impressive 10 ft ceilings. Up the charming wooden staircase, you'll find a large primary bedroom, where you'll wake up to spectacular mountain views every morning. Two additional bedrooms and a 4 piece bathroom complete the upper level, offering comfort and space for family and guests alike. The finished basement is designed for entertainment and relaxation Whether it's watching the big game, hosting poker nights, or enjoying a game of pool, this space has it all, including a wet bar and bar fridge. A spacious 3 piece bathroom, ample storage, and a large utility/laundry room add convenience to this well-thought out floor plan. Step outside onto the expansive back deck and truly embrace country living. With plenty of room for outdoor furniture, this space is perfect for summer barbecues. One of the highlights of this home is the charming wrap-around verandah, ideal for unwinding with after dinner drinks. For those with hobbies or horses, the property also features a 22x40 quad detached heated garage and a ready-to-use horse shelter. The circular driveway, striking metal roof on both

residence and garage, mature trees and unmatched privacy make this property a rare find. Don't miss the chance to experience this exceptional home in person. Call your fave realtor and book a showing today!