

# \$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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