

\$999,000 - 100, 72132 594 Avenue E, Rural Foothills County

MLS® #A2126010

\$999,000

4 Bedroom, 3 Bathroom, 1,646 sqft
Residential on 7.20 Acres

NONE, Rural Foothills County, Alberta

Step into the timeless charm of this meticulously updated 1912 character home, where historic allure meets modern convenience. Resting on a solid 2011 foundation and sprawling across approximately 7 acres of picturesque land, this property offers an idyllic blend of rural tranquility and breathtaking panoramic views of the prairies and mountains. The exterior boasts ample potential with various sheds, expansive 47ft x 31ft garage/shop/barn/multipurpose building, cross fencing, and multiple paddocks, catering to both leisure and agricultural pursuits. Step inside to discover a luminous interior, where the new kitchen dazzles with its bright, white aesthetic, abundant cabinetry, granite countertops, and gleaming stainless-steel appliances including a gas stove. Windows flood the space with natural light while granting access to the sun-soaked deck facing south, perfect for savoring morning coffee or entertaining guests against the backdrop of scenic vistas. The spacious living and dining areas exude warmth and elegance, featuring captivating mountain views, a cozy pellet stove, and exquisite crown molding. A main floor bedroom beckons with its expansive bay window and ample wardrobe space, ensuring comfort and convenience. Ascend the stairs to uncover a second bedroom, a versatile bonus area, and a luxurious 4-piece bathroom boasting a walk-in shower and charming claw foot tub. For added convenience, the laundry



facilities and another 3-piece bathroom await just off the back entrance. Here, access to the illegal basement suite presents a world of possibilities, comprising two additional bedrooms, a well-appointed 4-piece bathroom, and a generously proportioned living space complete with a functional second kitchen and its own pellet stove. This home epitomizes the perfect marriage of old-world charm and contemporary living, with updates including a 2019 roof, 2011 wiring, plumbing, furnace, and hot water tank. Located a mere 9 minutes from High River, this property offers an unparalleled lifestyle opportunity, providing ample space for pursuing hobbies, embracing nature, and creating cherished memories for years to come.

Built in 2011

Essential Information

MLS® #	A2126010
Price	\$999,000
Sold Price	\$985,000
Date Sold	May 21st, 2024
Bedrooms	4
Full Baths	3
Square Footage	1,646
Lot SQFT	313,632
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	100, 72132 594 Avenue E
Subdivision	NONE
City	Rural Foothills County
Province	Alberta

Postal Code T1V 1R7

Amenities

Parking Spaces 10

Parking Double Garage Detached, Driveway, Gravel Driveway, Guest, Oversized, Quad or More Detached, Workshop in Garage

Interior

Goods Included Crown Molding, Granite Counters, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Fireplace Yes

of Fireplaces 2

Fireplaces Basement, Family Room, Pellet Stove

Basement Development Separate/Exterior Entry, Finished, Full, Suite

Basement Type Separate/Exterior Entry, Finished, Full, Suite

Flooring Hardwood, Tile, Vinyl Plank

Exterior

Exterior Features Private Yard

Lot Description Few Trees, Front Yard, Lawn, Landscaped, Pasture, Private

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Front Exposure N

Site Influence Few Trees, Front Yard, Lawn, Landscaped, Pasture, Private

Additional Information

Zoning CR

HOA Fees 0.00

Listing Details

Listing Office eXp Realty

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