



**450151 118 Street E**  
**Rural Foothills County, Alberta**

**MLS # A2314755**



**\$1,125,000**

<b>Division:</b>	Alder Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split, Acreage with Residence		
<b>Size:</b>	1,077 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	20.05 Acres		
<b>Lot Feat:</b>	Back Yard, Cleared, Fruit Trees/Shrub(s), Lawn, Many Trees, Views		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	Cistern, Well
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	28-19-28-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Dry Bar, Storage		

**Inclusions:** NA

Welcome to this wonderful 20-acre hobby farm located in desirable Alder Heights, just 8 minutes to High River, offering breathtaking mountain views, quiet location and an exceptional country lifestyle. This beautifully maintained fully finished 4-level split features 3 bedrooms and 3 bathrooms with stunning views from the living room and bedrooms. The spacious main floor offers a bright living room, formal dining area, and a functional kitchen with ample cupboard and counter space and an eating area. The bright family room with gas fireplace creates the perfect space to relax, while the separate office area is ideal for working from home. This home has been exceptionally cared for and features newer windows throughout most of the home. A new kitchen window is currently in the garage and will stay with the home. The fully finished basement includes a workshop, hobby room, laundry area, and plenty of utility/storage space. Outside you will find a huge beautifully maintained lawn and yard, mature trees and landscaping surrounding the home for added privacy and beauty, a massive garden area, covered patio perfect for enjoying summer evenings, and an additional side patio beside the oversized double garage (20x30). The property also includes a small barn/shed measuring 20x14, while a large portion of the acreage has been used to grow hay in the past, making this the perfect setup for hobby farming, gardening, or simply enjoying peaceful country living with incredible mountain views.