



**GRASSROOTS**  
REALTY GROUP

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**578099 83 Street E**  
**Rural Foothills County, Alberta**

**MLS # A2317529**



**\$1,650,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,399 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Driveway, Front Drive, Garage Faces Front, Grave		
<b>Lot Size:</b>	34.28 Acres		
<b>Lot Feat:</b>	Front Yard, Lawn, Level, Pasture, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	14-18-29-W4
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Horses (including foal) are for sale/negotiable, Heater in garage- as- is, horse shelter

**\*\* OPEN HOUSE SATURDAY JUNE 13 12-2pm \*\***Escape to the country and soak in the fresh air less than ten minutes south of High River on this breathtaking 34.28-acre property, featuring an extensively updated 2,398-square-foot bungalow lovingly relocated onto a brand-new foundation. This is an idyllic place to watch your family grow, raise livestock, and take in spectacular mountain sunsets from your west-facing deck. Inside, the massive kitchen overlooks the pastures and mountains, boasting stainless steel appliances, ample storage, and expansive counter space that flows seamlessly into an informal dining area. The sprawling main floor is designed for both entertaining and relaxing, offering a formal dining area, a bright second living room with a large bay window, and a cozy sunken living room centered around a gas fireplace. Down the hall, you will find four large bedrooms, including a luxurious primary suite complete with a big walk-in closet and a 5pc ensuite featuring dual sinks, a soaking tub, and a walk-in shower. The three additional bedrooms share a massive 5pc bathroom equipped with dual sinks to easily accommodate the whole family. Rounding out this incredible country estate is an oversized double garage for your vehicles and tools, plus a sprawling unfinished basement offering over 2,200 square feet of endless potential to be developed exactly how you envision. **ADDITIONAL FEATURES:** 1978 home on new 2025 Foundation, 2025 electrical panel and most electric with 60 amp sub panel in garage, 2025 roof, 2013 Furnace, 2025 Hot water tank, plumbing 2026, well 2025 and septic tank and field 2026, brand new flooring, kitchen, bathrooms, trim, doors, decking, paint.