



GRASSROOTS
REALTY GROUP

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466054 113 Street E
Rural Foothills County, Alberta

MLS # A2333741



\$850,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,176 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Faces Side, C		
Lot Size:	12.06 Acres		
Lot Feat:	Farm, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Many Tree		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	Well
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	21-19-28-W4
Exterior:	Composite Siding, Concrete, See Remarks, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Water Paid For
Features:	Bar, Built-in Features, Ceiling Fan(s), Laminate Counters, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage		

Inclusions: Air Conditioner, Wood Shed 8' x 8

Welcome home, partner. Enjoy the wide-open, peaceful views and endless spaces. You deserve the sustainable country lifestyle you've been dreaming of. This is an incredible opportunity to raise, grow, nurture, and enjoy horses, cows, sheep, chickens, and expansive gardens. This exceptional 12.06-acre property offers corrals, outbuildings, water infrastructure, and a third hydrant. Multiple horse, cow, and livestock shelters are thoughtfully positioned within functional corrals. The barn, two-stall horse shelter, tack room, and feed storage make daily farm life convenient and enjoyable. The beautifully maintained landscaping showcases pride of ownership from the moment you arrive. Western hospitality awaits as you enter this fully developed, family-oriented bi-level home. Step through the front door into a spacious foyer and continue upstairs into the expansive family room, dining area, and kitchen, all designed for comfortable connection and entertaining. The primary bedroom features a private, spa-inspired ensuite, while the additional oversized bedroom provide a peaceful retreat for family members. The lower level offers convenient access from both the front and back entrances, making it ideal for changing into farm-friendly clothing after a day of chores. This level includes a large bathroom, family room, bedroom, and a thoughtfully designed vestibule/mudroom with a separate walk-in entry for quick and practical transitions between home and acreage life. Curl up with marshmallows to be entertained by the wood stove. A large double garage provides ample space for vehicles, projects, and all your essential tinkering. Located just off 113 Street E, this incredible property offers stunning, unobstructed views of the snow-capped mountains and the perfect blend of rural tranquility and modern family living. Peace of mind extras-electrical panel 2020-Air conditioning

2020-hot water tank sept 25/26-furnace 2015.Also please note: on property there is- One well, 2 waters and a hydrant . Great buy! Note: Hefty Price improvement.