



GRASSROOTS
REALTY GROUP

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562056 24 Street E
Rural Foothills County, Alberta

MLS # A2335407



\$2,195,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,377 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Double Garage Detached, Garage Door C		
Lot Size:	88.61 Acres		
Lot Feat:	Farm, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Pasture, Private, Vie		

Heating: In Floor, Forced Air, Natural Gas

Water: Well

Floors: Hardwood, Tile

Sewer: Septic Field, Septic Tank

Roof: Metal

Condo Fee: -

Basement: Full

LLD: 20-18-29-W4

Exterior: Vinyl Siding, Wood Frame

Zoning: A

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Wet Bar

Inclusions: Washer & dryer in the barn, home feeder system, pool table, filtration system in the basement, R.O. system in the wet bar, home theatre in the basement, firewood, outdoor play structure, 2 chicken sheds, all security systems, pad locks, red tractor & water wagon in the front yard and chariot at the barn.

RARELY does a Foothills property combine this much land, infrastructure & developed living space in one established package. Set on 88.6 acres w/ breathtaking Rocky Mountain views, this exceptional property offers a scale of improvements that would take years & substantial investment to recreate today. The home, heated shop, equestrian barn, sandy arena, wood safe fencing, paddocks & established grounds are already here—just 10 min. to High River, 20 min. to Okotoks and approx. 1 hour to Calgary International Airport. The walkout ranch-style bungalow offers over 4,500 sq. ft. of dev. living space w/ 5 bedrooms, 4 baths, vaulted ceilings & expansive windows, framing the mountain views & filling the home w/ natural light. The open-concept main floor centres around a spacious kitchen w/ ample cabinetry, prep space, pantry & oversized island. The adjoining dining area accommodates large gatherings & opens onto the deck, while the living room features a corner fireplace & additional outdoor access. The primary suite offers a 5 pc ensuite, large walk-in closet & private deck access. 2 additional bedrooms, full bath, laundry room, spacious front entry w/ walk-in closet & separate rear mudroom w/ 2 pc bath complete a highly functional layout. The fully dev. walk out basement adds a wet bar, expansive family room, games area, office, full bathroom, 2 additional bedrooms & craft/storage room, w/ direct access to the lower patio & unforgettable mountain views. Outside is where this property truly separates itself. A 60' x 40' heated shop w/ mezzanine, 60' x 40' hay shed, 29' x 27' heated detached garage & 40' x 50' heated hip-roof barn create exceptional year-round infrastructure. The barn features upper-level living quarters, farm office & storage, 3 matted box stalls, heated tack & vet rooms, wash bay & spacious

alleyway. The thoughtfully developed horse facilities include multiple paddocks, shelters, automatic water & pasture. The impressive 160' x 220' outdoor arena is fully lit for evening riding & includes roping & stripping chute, hitching posts & seating—an outstanding setup for riding, training, roping & family events. The established yard features a garden, fruit trees, perennials, irrigation system, garden shed & limestone & sandstone retaining walls that add character. Just as special is the surrounding rural community, where truly exceptional neighbours have been one of the most cherished parts of calling this property home. For the buyer seeking an acreage, spectacular mountain views, substantial living space, heated workspace & developed equestrian infrastructure without sacrificing convenient access to High River, Okotoks or Calgary, this offering is impossible to duplicate. 88 acres, over 4,500 sq. ft. of living space & extensive improvements are already in place & ready to use. This is far more than an acreage—it is a complete Foothills property package offering remarkable versatility, infrastructure & value that must be seen to be fully appreciated!