



GRASSROOTS
REALTY GROUP

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264057 562 Avenue E
Rural Foothills County, Alberta

MLS # A2338310



\$1,495,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,149 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Detached, Heated Garage, Oversized		
Lot Size:	11.52 Acres		
Lot Feat:	Back Yard, Brush, Front Yard, Garden, Landscaped, Pasture, Views		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	23-18-27-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Sauna, Sump Pump(s)		

Inclusions: 2x Dishwasher, 2x Range hood, Pool table, Sauna, John Deere LA165 ride-on mower with pull trailer, grass sweeper, rototiller, walk behind gas trimmer, Water trailer, tank, pump & hose for fire suppression.

Welcome to your dream acreage! Set on 11.5 picturesque acres with panoramic Rocky Mountain views, this exceptional property offers the rare opportunity to enjoy 2 residences, horse set up, a turn key, all in one incredible package. Whether you're looking for a multi-generational family property, space for guests, or room for your livestock, this acreage is ready to enjoy. The main residence is a sprawling bungalow, with oversized heated attached garage. Home has been completely renovated back to the studs, offering peace of mind and modern comfort throughout. The open-concept, featuring a chef-inspired kitchen with an oversized island, abundant counter & cabinet space, a wood-burning fireplace that creates a welcoming focal point. The home features 3 bedrooms and 2 bathrooms, including an impressive primary retreat with a spa-inspired ensuite, walk-in closet, with patio sliders leading to its own private 20x14 covered deck with a built in hot tub—the perfect place to unwind while taking in the surrounding views, and incredible sunrises. A few of the extensive renovation and upgrades - replaced all windows and doors, furnace, hot water tank, replaced all insulation throughout, outside walls replaced with spray foam insulation, and exterior new vinyl siding. Outside off the living area a 30x16 back deck, designed for entertaining, BBQs and enjoying those spectacular views and quiet days. The second residence is an equally impressive modular home, with extensive upgrades, offering 2 bedrooms plus a versatile flex room that can be used as an office, hobby room, or additional guest space. The open-concept floor plan features a bright kitchen with generous counter space, plenty of storage, and a large island. Skylights and lots of windows give the home a bright and inviting atmosphere. The king-sized primary bedroom offers an ensuite with dual sinks, a

walk-in shower, and walk-in closet. Covered deck runs along the front of the residence, with a new hot tub to enjoy the sunsets, and Mountain Views. Oversized heated garage with lots of room for any hobbies, or storage. Each residence has their own well, septic, and privacy. For the horse enthusiast, this property is truly turn-key. The acreage includes a 40' x 80' Quonset, round pen, paddocks, and extensive fencing, and cross fencing providing an ideal setup for horses and other livestock. Bring your animals settle in, and start enjoying acreage living from day one. With two residences, incredible mountain views, substantial renovations and upgrades, and a complete horse setup, this is an extraordinary opportunity for families seeking space, flexibility, privacy, and the freedom of country living. Come experience the views, the lifestyle, and everything this remarkable 11.5-acre property has to offer!