



GRASSROOTS
REALTY GROUP

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578099 83 Street E
Rural Foothills County, Alberta

MLS # A2342111

\$1,495,000



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

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	14-18-29-W4
Exterior:	Stone, Stucco, Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	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 SEPTEMBER 19 12-3PM **** Escape to the country and give your family the life they've been dreaming of, less than 10 minutes south of High River on this breathtaking 34.28-acre slice of Alberta. This extensively updated 2,398-square-foot bungalow, lovingly relocated onto a brand-new foundation, is ready for kids, animals, your rec toys and everything in between. With room to host the whole family, raise livestock, and grow a garden, this is the kind of property where your family can truly lay down roots. Come home each evening to spectacular mountain filled sunsets from your west-facing deck, a view you'll never get tired of. Inside, the massive kitchen is the heart of the home, overlooking your pastures and the mountains beyond while you cook. Stainless steel appliances, ample storage, and expansive counter space flow easily into an informal dining area, perfect for busy mornings before chores and lazy Sunday breakfasts alike. The sprawling main floor gives everyone room to spread out, with a formal dining area for family gatherings, a bright second living room with a large bay window for watching the kids and animals play outside, and a cozy sunken living room centered around a gas fireplace for the whole family to unwind together. Down the hall, 4 large bedrooms give every family member their own space, including a primary suite with a big walk-in closet and a 5pc ensuite featuring dual sinks, a soaking tub, and a walk-in shower, your own retreat after a long day outside. The 3 additional bedrooms share a massive 5pc bathroom with dual sinks, making busy mornings with the whole family that much easier. Rounding out this incredible country property is an oversized double garage for vehicles, tack, and tools, plus a sprawling unfinished basement offering over 2,200 square feet of potential for a future rec room, home gym, or extra

bedrooms as your family's needs grow. With hay and pasture already in place, this acreage is ready for horses, cattle, chickens, or whatever farm life you've been picturing, all within easy reach of High River for school runs and errands. **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, septic tank and field 2026, brand new flooring, kitchen, bathrooms, trim, doors, decking, and paint.