



GRASSROOTS
REALTY GROUP

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88111 658 Avenue E
Rural Foothills County, Alberta

MLS # A2342922



\$859,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,559 sq.ft.	Age:	1918 (108 yrs old)
Beds:	3	Baths:	1
Garage:	Additional Parking, Double Garage Detached, Driveway-Circular, Gravel Drive		
Lot Size:	15.00 Acres		
Lot Feat:	Back Yard, Farm, Front Yard, Lawn, Low Maintenance Landscape, Many Trees		

Heating: Floor Furnace, Natural Gas

Floors: Laminate, Softwood

Roof: Asphalt

Basement: Partial

Exterior: Concrete, Stucco, Wood Frame

Foundation: Combination, Poured Concrete, See Remarks

Features: Crown Molding, Open Floorplan, See Remarks

Water: Well

Sewer: Septic Needed, Septic System

Condo Fee: -

LLD: 24-17-29-W4

Zoning: CR

Utilities: -

Inclusions: a cattle shelter, an old antique wagon

This special gem is Conveniently located off paved road just north and a bit west of Cayley. Local to High River, Cayley and Nanton. The cutest 15 acre farmstead that you have ever seen !! Sweet ,cozy original farm house with options to re build your own " Dream Home" This property is fabulous and lends to bringing a few horses, a hobby farm, or a home business including equipment , trucks, cars.. The home has 2 bedrooms and a bonus room up, and a den type area, living room, kitchen and porch area on the main. No basement just the original area for the hot water tank and the " Reverse Osmosis System!!!" Yes! You have a great water system in keeping all the water fully drinkable. Its decent water as it is , but this purifies and gives some peace of mind. Originality and some upgrades through out the years with this sweet home. Older furnace runs great and is on the main floor and as been sufficient for many years. Very livable ! The huge yard is well treed with mature trees surrounding the home and buildings for your privacy . The Hip roof barn is my favorite built in 1918 by Percy Taylor a well known builder in the that day and time. Its a dairy barn design but has ties stalls , 2 large stalls in side the barn and two huge stalls in the lean too area with doors and windows.. Its really set up nice for horses or any type of animal . Power and gas is to the barn. The electrical panel in the barn needs to be replaced . Pens outside the barn are convenient, as well as cross fenced and a couple smaller pastures. One automatic waterer is conveniently located. The west pastures are mostly protected with trees for wind protection, and several other options around the place. There are two driveways in to the property which is pretty nice to have. Half of the property on the east side is a natural separation from the home, so at some point could be a subdivision off. Beautiful private

lane way in brings you in to this sweet little oasis to enjoy a s+lifestyle close to town, peace and quiet, have a few animals, a garden , and just a wonderful new country life !! Detached garage is 32 X 26 and is heated and insulated. Very nice to have. The hip roof barn might I add has a sweet little small animal stall (originally for cats) , and there is also a great chicken/cat house " Condo" with attached safe bird/cat fencing. Water in the summer is plumbed over to the cat house. A few age related items that need to be done, but over all this property is a pure specialty in my books !! Disclosure from the sellers: The septic tank and lid are showing signs of deterioration, the panel in the barn needs replaced as mentioned, there is a leak in the barn roof and seems to be some of the metal roof that wasn't installed properly. Sellers would like property to be sold " as is where is" Home inspections are welcome, but to know that the property is older and may show signs of the age through out. All sorts of opportunity here with this 15 acre farm.