

450151 118 Street E
Rural Foothills County, Alberta

MLS # A2314755



\$1,075,000

Division:	Alder Heights		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	1,077 sq.ft.	Age:	1972 (54 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	20.05 Acres		
Lot Feat:	Back Yard, Cleared, Fruit Trees/Shrub(s), Lawn, Many Trees, Views		

Heating:	Fireplace(s), Forced Air	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	28-19-28-W4
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Dry Bar, Storage		

Inclusions: NA

Welcome to this wonderful 20-acre hobby farm located in desirable Alder Heights, conveniently located between Okotokes and High River, offering breathtaking mountain views, quiet location and an exceptional country lifestyle. This beautifully maintained fully finished 4-level split features 3 bedrooms and 3 bathrooms with stunning views from the living room and bedrooms. The spacious main floor offers a bright living room, formal dining area, and a functional kitchen with ample cupboard and counter space and an eating area. The bright family room with gas fireplace creates the perfect space to relax, while the separate office area is ideal for working from home. This home has been exceptionally cared for and features newer windows throughout most of the home. A new kitchen window is currently in the garage and will stay with the home. The fully finished basement includes a workshop, hobby room, laundry area, and plenty of utility/storage space. Outside you will find a huge beautifully maintained lawn and yard, mature trees and landscaping surrounding the home for added privacy and beauty, a massive garden area, covered patio perfect for enjoying summer evenings, and an additional side patio beside the oversized double garage (20x30). The property also includes a small barn/shed measuring 20x14, while a large portion of the acreage has been used to grow hay in the past, making this the perfect setup for hobby farming, gardening, or simply enjoying peaceful country living with incredible mountain views. Furnace was replaced in 2015.