

578099 83 Street E
Rural Foothills County, Alberta

MLS # A2317529



\$1,650,000

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, Grave		
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 SATURDAY JUNE 13 12-2pm ****Escape to the country and soak in the fresh air less than ten minutes south of High River on this breathtaking 34.28-acre property, featuring an extensively updated 2,398-square-foot bungalow lovingly relocated onto a brand-new foundation. This is an idyllic place to watch your family grow, raise livestock, and take in spectacular mountain sunsets from your west-facing deck. Inside, the massive kitchen overlooks the pastures and mountains, boasting stainless steel appliances, ample storage, and expansive counter space that flows seamlessly into an informal dining area. The sprawling main floor is designed for both entertaining and relaxing, offering a formal dining area, a bright second living room with a large bay window, and a cozy sunken living room centered around a gas fireplace. Down the hall, you will find four large bedrooms, including a luxurious primary suite complete with a big walk-in closet and a 5pc ensuite featuring dual sinks, a soaking tub, and a walk-in shower. The three additional bedrooms share a massive 5pc bathroom equipped with dual sinks to easily accommodate the whole family. Rounding out this incredible country estate is an oversized double garage for your vehicles and tools, plus a sprawling unfinished basement offering over 2,200 square feet of endless potential to be developed exactly how you envision. **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 and septic tank and field 2026, brand new flooring, kitchen, bathrooms, trim, doors, decking, paint.