

64064 610 Avenue W
Rural Foothills County, Alberta

MLS # A2320490



\$849,000

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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,145 sq.ft. | Age: | 1982 (44 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 4.00 Acres | | |
| Lot Feat: | Back Yard, Creek/River/Stream/Pond, Cul-De-Sac, Environmental Reserve, F | | |

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| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | Well |
| Floors: | Vinyl Plank | Sewer: | Septic Field, Septic System |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | 5-18-1-W5 |
| Exterior: | Brick, Stucco, Wood Frame | Zoning: | CR |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, Crown Molding, No Smoking Home, Pantry, Storage | | |

Inclusions: Gas lawn mower, shop vac, water pump, fire hose, piano

Tucked into a secluded valley in the heart of Foothills County, this exceptional 4-acre riverfront property offers the kind of lifestyle that rarely comes to market. Surrounded by breathtaking mountains, river and valley views, mature trees and endless Alberta skies, this is a place where privacy, recreation and country living come together in perfect balance. From the moment you arrive, there is a sense of calm. A winding approach leads to a beautifully updated walkout bungalow overlooking the river, where days are spent kayaking, swimming, fishing, hiking and exploring your own private stretch of nature. In winter, the river transforms into a natural skating rink, while year-round sunsets provide a stunning backdrop to everyday life. Offering over 2,290 square feet of developed living space, this walkout bungalow features four bedrooms, two bathrooms, multiple living areas and seamless indoor-outdoor living with an impressive 1,400-square-foot wraparound deck designed to take full advantage of the surrounding landscape. The home has benefited from more than \$150,000 in thoughtful renovations, including updated kitchen, luxury plank flooring, new appliances, custom crown mouldings, new lighting, triple-pane patio doors, and expansive new windows framing the spectacular views. The walkout lower level has been refreshed with vinyl flooring, while major mechanical upgrades include a new commercial-grade well pump, upgraded 200-amp electrical service, new hot water tank, furnace component upgrades and a fully functioning radon mitigation system. For those seeking space for animals, hobbies, and recreation, the property is exceptionally well-equipped. The fully cross-fenced acreage includes separate livestock pastures, page fencing for pets, a horse shelter, storage sheds, raised garden beds, perennial gardens and an abundance of Saskatoon and

Chokecherry trees. The attached 24' x 26' garage, additional outbuildings and open land provide ample room for horses, side-by-sides, trailers, equipment and all the essentials of acreage living. Located just 20 minutes from High River and Longview, this is a rare opportunity to own a truly special piece of Foothills County where nature, privacy, and adventure are quite literally at your doorstep.