

642157 72 Street E  
Rural Foothills County, Alberta

MLS # A2184163



**\$1,889,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,648 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	4
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Driveway, Gravel Driveway, Heated Garage		
<b>Lot Size:</b>	119.96 Acres		
<b>Lot Feat:</b>	Cleared, Farm, Few Trees, Front Yard, Gentle Sloping, Landscaped, Lawn, L		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field, Septic System
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	27-17-29-W4
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Natural Gas Paid, Electricity Paid For

**Features:** Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Pantry, Recessed Lighting, See Remarks, Vaulted Ceiling(s)

**Inclusions:** Gray metal tool storage in garage, 2 sets of attachments for central Vac, pot hanger in kitchen,

"PRICE ADJUSTMENT" !! 120+- acres of well maintained and loved property , with immaculate 2647.75 sq ft home, 60X60 heated shop. Nothing but " Pride of Ownership" here with this beautiful " Viceroy" home located and surrounded by approx 99 acres of cultivated land, 8 acres of hay , and 7 acres of fenced in pasture. About 5.5 of yard area. Very versatile parcel of land with VIEWS to live for !! Home is attached to a 832 sq ft heated garage, 770 sq ft of deck to enjoy views both west and east. Home boasts upgraded and newer appliances , new boiler for the warm infloor heat in basement, New air conditioners . Full Facade of windows to the west and believe me you can see " west"! The Rockies are full on and displayed for your viewing pleasure . Views are Bar None here !!!! With the vaulted ceilings presenting a " Window Wall" you will be able to enjoy to the max. Two fireplaces, hardwood, tile, granite, large rooms, master bedroom loft, a huge entry with sink , laundry , 2 pc bath w/closet , BBQ gas hook up out on deck. Many features of this home include a beautiful " Chef style kitchen " with large island and plenty of gorgeous cabinetry to enjoy company or just normal family living... " Seeing is believing"!! Shop is heated and insulated with level washed gravel flooring. 220 power, 2 power 20 X 14 ft high doors, windows, all metal interior with excellent lighting. Wind fence , landscape, and several \$ worth of gravel for a clean parking and turn about area. Sellers owned a trucking business so plenty of room for parking and turning equipment /your horse trailer around . Horse shoe driveway for your convenience. So much to know and see, book your viewing today. This is a great time to take over this pristine property in the spring !!! New Price and ready to move forward !!!