

# \$1,150,000 - 562124 40 Street E, Rural Foothills County

MLS® #A2230469

**\$1,150,000**

3 Bedroom, 3.00 Bathroom, 1,479 sqft

Residential on 11.79 Acres

NONE, Rural Foothills County, Alberta

Discover this stunning property perfectly nestled on 11.79 acres, offering breathtaking mountain views and backing onto the picturesque Old Woman Cooley Reservoir. The property includes ample RV storage and two detached double garages for all your equipment and toys. Experience ultimate privacy in this tranquil setting. The beautifully designed residence boasts 2,800 square feet of fully developed living space, featuring a walkout basement that seamlessly connects indoor and outdoor living. With three generously sized bedrooms, this meticulously maintained home is ready for you to move in and enjoy. Recent upgrades include a new high-efficiency furnace and a high-capacity water heater, plus a Kenetico drinking water filter system for clean, refreshing water. The exterior showcases durable Hardy board siding and a metal roof, merging quality with low maintenance all while soaking in the stunning mountain views that surround you. Additionally, you'll love the raised garden beds, perfect for cultivating your favorite vegetables and flowers, allowing you to enjoy fresh produce right from your backyard. This exceptional property is not just a home;



itâ€™s a lifestyle.

Embrace the best of country living with ample amenities for you and your family.. Donâ€™t miss your chance to own this idyllic oasis! Schedule a viewing today and experience the unparalleled beauty and comfort this remarkable acreage has to offer.

Built in 1963

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2230469                         |
| Price          | \$1,150,000                      |
| Bedrooms       | 3                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,479                            |
| Acres          | 11.79                            |
| Year Built     | 1963                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 562124 40 Street E     |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1V 1N2                |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Parking Spaces | 12                                       |
| Parking        | Quad or More Detached, RV Access/Parking |
| # of Garages   | 4                                        |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, See Remarks, Built-in Features, Granite Counters, Natural Woodwork  |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer, Window Coverings, Gas Stove |
| Heating           | Fireplace(s), Forced Air, Natural Gas, See Remarks                                                   |
| Cooling           | None                                                                                                 |
| Fireplace         | Yes                                                                                                  |
| # of Fireplaces   | 1                                                                                                    |
| Fireplaces        | Gas                                                                                                  |
| Has Basement      | Yes                                                                                                  |
| Basement          | Finished, Full, Walk-Out                                                                             |

## Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard, Storage, Garden, Playground                                                  |
| Lot Description   | Landscaped, Rectangular Lot, Treed, Garden, Open Lot, Pasture, See Remarks, Seasonal Water, Wetlands |
| Roof              | Asphalt                                                                                              |
| Construction      | Wood Frame, Composite Siding, See Remarks                                                            |
| Foundation        | Wood                                                                                                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 67              |
| Zoning         | CR              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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