



## 642157 72 Street E, Rural Foothills County, Alberta - \$1,889,000



Main Photo

### Property Description

"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 !!!

## REALTOR Referral

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REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: Century 21 Foothills Real Estate*



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