



418066 48 Street W, Rural Foothills County, Alberta - \$2,700,000



Main Photo

Property Description

You're going to Love Every Moment of This Amazing Property! With STUNNING Mountain VIEWS with WATER[100 GPM +]! Just over 55 acres zoned Agricultural! Walk out Bungalow offering air conditioning, 2450 sq. ft., main level with fully developed walkout basement; total living space of 4700 sq ft . Oversize west facing windows to offer breathtaking views of the afternoon and evening sun setting over the fields, and valleys right up to the Rockies as far as the eye goes! 4 bedrooms ,large kitchen, all season west sunroom with access to decks, vaulted living room with wood burning fireplace with rock surround, hardwood, slate & cork flooring throughout, lower family room with wet bar and wine cellar , media room, gym, tons of storage and upper and cozy lower decks, oversize attached double garage. THREE out



buildings consist of 42' x 84' metal barn with cement floor, foam insulated, power 110/220 & water, ready for further development, another 36' x 72' Metal shop with cement floor, power and water, plus a 24' x 72' animal shelter with power and water . A paved walking path that tours you around the property, fenced and with new 7 Strand high-tensile electric fence, metal gates, plank fence, amazing water supply ; 2 wells [60 + GPM and 100+ GPM]. OVERSIZE durable and functional gravel base compound for equipment / parking / storage area. Mountain and City Views that take your breath away! All of this tucked away off of Hwy 7, and covered by big Alberta Blue Skies and Alberta Views! This is a great opportunity not to miss out on!

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