

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

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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	RV Access/Parking, Quad or More Detached
# of Garages	4

### Interior

Interior Features	Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, See Remarks, Natural Woodwork
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Gas Stove, See Remarks
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, See Remarks, Treed, Garden, Open Lot, Pasture, Seasonal Water, Wetlands
Roof	Asphalt
Construction	Wood Frame, Composite Siding, See Remarks
Foundation	Wood

## Additional Information

Date Listed	July 14th, 2025
Days on Market	66
Zoning	CR

## Listing Details

Listing Office	RE/MAX Complete Realty
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