

\$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 horse property perfectly nestled on 11.79

acres, offering breathtaking mountain views and backing onto the

picturesque Old Woman Cooley Reservoir.

This unique acreage is a haven

for horse lovers, featuring four spacious paddocks for grazing and

exercise, alongside dedicated stock water sources to ensure your

animals have fresh water year-round.

The property includes four large shelters designed for your horsesâ€™

comfort and protection, as well as ample RV storage and two detached

double garages for all your equipment and toys. Experience ultimate

privacy in this tranquil setting, perfect for both equestrian pursuits

and peaceful living.

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. Step
outside to your expansive
60 x 120 outdoor riding arena, ideal for training
and leisure, all
while soaking in the stunning mountain views
that surround you.
Additionally, youâ€™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, your
family, and your equine companions. Donâ€™t
miss your chance to own this
idyllic horse-friendly 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	Acreage with Residence, Bungalow
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	Built-in Features, Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, See Remarks
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer, Window Coverings
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, Garden, Playground, Private Yard, Storage
Lot Description	Garden, Landscaped, Open Lot, Pasture, Rectangular Lot, See Remarks, Treed, Seasonal Water, Wetlands
Roof	Asphalt
Construction	Composite Siding, See Remarks, Wood Frame
Foundation	Wood

Additional Information

Date Listed	July 14th, 2025
Days on Market	22
Zoning	CR

Listing Details

Listing Office	RE/MAX Complete Realty
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