



IR REALTOR



0 Foothills Rural Foothills County Alberta

\$1,975,000

RARE OPPORTUNITY TO OWN 112 ACRES CLOSE TO CALGARY (10 MINUTES) SHOPPING - SOUTH CAMPUS HOSPITAL - GOLFING > COTTONWOOD > CARNMONEY > HERITAGE POINT - COUNTRY SCHOOLS > HERITAGE HEIGHTS PUBLIC K-9 & ST. FRANCIS ASSISI CATHOLIC K-9 - FISHING AND NATURE'S HIDEAWAY !! THIS PROPERTY HAS TWO HOMES AND NUMEROUS OUT BUILDINGS WITH OVER A KILOMETER OF UNOBSTRUCTED MOUNTAIN VIEWS - THE POSSIBILITIES ARE ENDLESS. OVER 1070 SQ.FT. LIVING SPACE IN MAIN HOME WITH LARGE BRIGHT OPEN KITCHEN AND LIVING ROOM. THIS HOME FEATURES BEAUTIFUL VAULTED CEILING WITH KNOTTY PINE WOODWORK THROUGHOUT! SECOND HOME HAS OVER 1100 SQ.FT. OF LIVING SPACE ON THE MAIN FLOOR WITH TWO BEDROOMS LARGE LIVING ROOM AND OPEN KITCHEN. LOWER LEVEL REC ROOM WITH LOTS OF STORAGE . APPROXIMITLY 80 ACRES IN HAY - OUT BUILDINGS INCLUDE A 63' X 36' BARN WITH 11 BOX STALLS PLUS TACK AND FEED ROOM WITH AN 36' X 20' ADDITION - PLUS STEEL GRAINARY. SEVERAL HALF SHELTERS AND TWO ENCLOSED OUTDOOR BOX STALLS . A HEATED WORKSHOP - NUMEROUS STORAGE BUILDINGS AND A 62' X 61' HAY SHED. BEAUTIFUL PROPERTY WITH MATURE TREES AND BUSHES. GREAT HOLDING OR DEVELOPMENT PROPERTY. (id:6769)

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| Recreational, Games room 23.92 Ft x 17.17 Ft | 3pc Bathroom 7.75 Ft x 6.92 Ft |
| 4pc Bathroom 9.83 Ft x 5.92 Ft | Eat in kitchen 14.00 Ft x 12.58 Ft |
| Laundry room 7.50 Ft x 4.75 Ft | Living room 13.92 Ft x 12.17 Ft |
| Furnace 7.17 Ft x 4.75 Ft | Primary Bedroom 18.17 Ft x 8.75 Ft |
| Kitchen 14.08 Ft x 11.00 Ft | Bedroom 11.25 Ft x 10.92 Ft |
| Living room 19.50 Ft x 15.67 Ft | Foyer 8.75 Ft x 3.83 Ft |
| Dining room 13.92 Ft x 8.33 Ft | 4pc Bathroom 8.25 Ft x 4.92 Ft |
| Primary Bedroom 19.33 Ft x 10.08 Ft | 2pc Bathroom 6.75 Ft x 2.50 Ft |
| Foyer 9.67 Ft x 5.75 Ft | |

Listing Presented By:



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TREC The Real Estate Company



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