



## 642157 72 Street Rural Foothills County Alberta

\$1,990,000

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, 2 pc bath w/closet , BBQ gas hook up out on deck. Many features of this home and " 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 around . Horse shoe driveway for your convenience. So much to know and see, book your viewing today. Note: Possession date is in the spring eg: May 1 2025, unless seller is able to sell all equipment then possession is possibly negotiable for a bit earlier. Great time to take over this pristine property in the spring . (id:6769)

5pc Bathroom Measurements not available  
Primary Bedroom 14.00 Ft x 15.17 Ft  
Recreational, Games room 12.58 Ft x 24.25 Ft  
Family room 17.75 Ft x 27.00 Ft  
Other 14.50 Ft x 24.25 Ft  
Furnace 8.75 Ft x 14.50 Ft  
Storage 8.08 Ft x 18.75 Ft  
3pc Bathroom .00 Ft x .00 Ft  
Living room 17.67 Ft x 27.08 Ft

Dining room 12.50 Ft x 15.33 Ft  
Kitchen 13.00 Ft x 15.33 Ft  
Other 7.00 Ft x 14.00 Ft  
Laundry room 10.83 Ft x 14.00 Ft  
Bedroom 10.17 Ft x 11.50 Ft  
Bedroom 11.00 Ft x 13.50 Ft  
Den 11.00 Ft x 13.58 Ft  
3pc Bathroom Measurements not available  
3pc Bathroom Measurements not available

Listing Presented By:



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