



104110 722 Avenue Rural Foothills County Alberta

\$599,900

Over 12 acres with a spectacular panoramic mountain view. Located between Cayley and Nanton, it's surrounded by open farmland giving you, the country feel at its best. 30 minutes south of the Bow River Bridge leaving Calgary, 12 minutes from High River, and 6 minutes to Cayley, this is a great location. This vintage home was built in 1920 with some original characteristic features, which gives an amazing feel to walking back in time! Upgraded in 2003 with some additions and upgrades to the HVAC to give some comfort to your living space. In 2021 a new septic tank was installed, as well as a Hot Water Tank, and water lines were upgraded with Pex lines. The main floor has a galley kitchen and a formal dining room with a working wood fireplace. It has a good-sized living room with 2 east and south-facing bay windows which gives the room a light feel. The original formal living room can be used as a flex room or office, whatever your lifestyle needs. It has a 3-piece bath, primary bedroom, and the 2nd bedroom will finish out the main floor. Upstairs has a 4-piece bath, 3rd & 4th bedrooms with walk-in closets, solid wood built-in linen closet at the end of the hall, and hardwood flooring running throughout. The laundry is located downstairs under the living room addition, with tons of storage in a warm partially developed basement. The property is completely fenced and cross-fenced, with an outdoor riding area, barn with stall, and horse shelters. The yard is surrounded by a large hedge and a new 42'x42' heated shop with a concrete floor, a 14-foot ceiling, and a roll-up door. The Water Well on the property is disconnected due to only being 35 feet deep and water is hard, either a deeper well or water system can be installed if you want to reconnect as is and use the well. The seller has installed a 3700 L cistern above ground, for ease of reconnecting the ...

Living room 12.33 Ft x 11.83 Ft

Family room 23.58 Ft x 15.83 Ft

Kitchen 13.83 Ft x 10.00 Ft

Dining room 12.17 Ft x 10.25 Ft

Bedroom 13.58 Ft x 9.58 Ft

3pc Bathroom Measurements not available

Bedroom 17.58 Ft x 9.00 Ft

Bedroom 12.00 Ft x 10.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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CENTURY 21 FOOTHILLS REAL
ESTATE

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Primary Bedroom 15.58 Ft x 15.33 Ft

4pc Bathroom Measurements not available