



104140 674 Avenue Rural Foothills County Alberta

\$1,750,000

This fine 79 acre property has a beautiful home, a barn, shop, corrals, paddocks, shelters, a small riding arena, mature trees & landscaping, and excellent water. All aspects of the property have been very well maintained. The 2000 square foot home has an open, but traditional, floorplan, and there are three bedrooms plus a fourth on the lower level, four bathrooms, a large practical mudroom, and a family room on the lower level. A sunny country style kitchen has high quality cabinetry, granite counters and a convenient design. All finishing is to a high standard with exceptional mouldings, cornice, and trim details, a beautiful staircase, and genuine hardwood flooring, and there is a separate basement entrance and infloor heating downstairs. There are West, North and Southeast patios, a lovely picnic area with a gazebo, a small green house and a henhouse. The property is clean and tidy and well planned to accommodate livestock with the barn, shop, corrals, and paddocks and fencing all in good condition, two waterers, a yard hydrant and a 4 gpm well. This property has a private and quiet setting with many mature trees and convenient access to Hwy 2, 2A, and to the elementary school in Cayley. Please click the multimedia tab for an interactive virtual 3D tour and floor plans (id:6769)

3pc Bathroom 9.08 Ft x 6.75 Ft
4pc Bathroom 8.17 Ft x 7.08 Ft
Bedroom 12.75 Ft x 11.42 Ft
Bedroom 12.08 Ft x 11.00 Ft
Primary Bedroom 15.75 Ft x 15.58 Ft
4pc Bathroom 8.08 Ft x 6.83 Ft
Bedroom 11.08 Ft x 11.08 Ft
Cold room 11.33 Ft x 4.58 Ft
Family room 30.33 Ft x 19.00 Ft

Furnace 26.00 Ft x 12.92 Ft
2pc Bathroom 10.75 Ft x 3.00 Ft
Breakfast 12.75 Ft x 8.00 Ft
Den 10.58 Ft x 8.08 Ft
Dining room 14.42 Ft x 13.17 Ft
Kitchen 11.25 Ft x 9.50 Ft
Living room 14.50 Ft x 12.00 Ft
Other 13.50 Ft x 10.33 Ft

Listing Presented By:



Originally Listed by:
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