



# 562056 24 Street Rural Foothills County Alberta

\$1,850,000

88.6 acres of a gorgeous piece of loved and well managed land with 8.5 of that separately fenced off and ready to subdivide out with approval. Housing a beautiful spacious 2760 sq ft walk out bungalow, a 60 X 40 heated shop, 60 X 40 hay shed, 24 X 24 heated detached garage, 40 X 50 hip roof barn .The home is a rancher style bungalow with 6 bedrooms, 4 baths, large and spacious rooms through out with full development. Vaulted ceilings, large and inviting windows to appreciate and enjoy each moment of the SPECTACULAR views. Home features an inviting entry with 2 pc bath and large walk in closet, and entry room to accommodate coming in quick from ranch work or riding , hanging your ranch coats separately , your muddy boots etc.. Excellent open plan in this home and feels like home. Kitchen has plenty of cabinetry and a large island to allow for many extra cabinets and drawers and also includes a huge pantry. Basement has a large bar set up projector/screen, recreation and extra bedrooms,office, and bathroom. The walk out on to the patio is just as amazing as the upper deck to enjoy the spectacular views and the rolling Foothills. .Barn loft is developed for the family or visitors & office/work space above. Stalls for your horse accommodations below that w/o to a beautiful horse set up. Heated tack room , vet room , alley way space for saddling up. This property has it all and has been one time developed and owned. Well planned and situated horse set up with plenty of choice to paddock the horses with access to shelters, water, pasture and great access to a huge 160 X 220 out door arena that is set up for night riding with lighting, set up for roping with return alley, roping chute, and all the safe , strong fencing that is needed. Hitching posts are located conveniently as well as plenty of turn around options in yard. Well providing garden with mature fruit tre...

Family room 16.50 Ft x 26.25 Ft

Recreational, Games room 12.33 Ft x 29.50 Ft

Other 7.00 Ft x 13.00 Ft

Bedroom 12.33 Ft x 14.00 Ft

Dining room 13.25 Ft x 14.00 Ft

Kitchen 13.83 Ft x 14.08 Ft

Living room 17.33 Ft x 18.08 Ft

Laundry room 9.50 Ft x 11.50 Ft

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

Listing Presented By:



Originally Listed by:  
CENTURY 21 FOOTHILLS REAL  
ESTATE

<http://www.albertaland.com/>

**RE/MAX Realty Professionals**

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Bedroom 12.42 Ft x 16.75 Ft  
Bedroom 9.67 Ft x 16.50 Ft  
Other 11.00 Ft x 11.00 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Other 8.58 Ft x 11.58 Ft  
Other 10.75 Ft x 5.25 Ft

Primary Bedroom 15.25 Ft x 19.25 Ft  
Bedroom 10.33 Ft x 13.58 Ft  
Bedroom 10.33 Ft x 13.58 Ft  
2pc Bathroom .00 Ft x .00 Ft  
5pc Bathroom .00 Ft x .00 Ft