

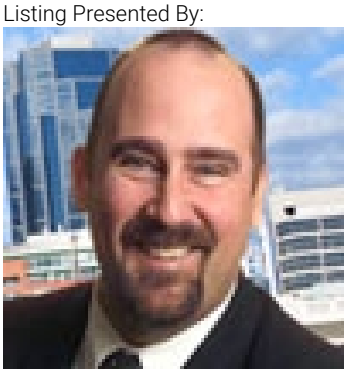
578099 83 Street Rural Foothills County Alberta

$1,399,000

Your hobby farm is waiting at the end of a quiet dead-end road, less than 10 minutes south of High River. This 34.28-acre property is ready for horses from day one, with pasture fencing and an animal shelter already in place. Pour your morning coffee and watch them graze from the kitchen window, then end the day on the west-facing deck as the sun drops behind the mountains over your pasture.This land pays its way. The hay currently yields over 20 round bales, so you can feed your own horses, pasture it, or sell it. Flat, open ground makes it easy to add a barn, shop, or secondary suite (subject to county approval). There's room for the quads, RV, horse trailer, guest parking and your teenager's first car, with space to spare.Inside, the 2,398 sq ft bungalow was relocated onto a brand-new 2025 foundation and updated top to bottom. Mountain views stretch across the kitchen, breakfast nook, dining area and sunken living room with its gas fireplace. Cook with stainless appliances, plenty of storage and counter space while keeping an eye on the pasture. Thanksgiving and Christmas have a home in the formal dining room, and a second living room with a big bay window lets you watch kids and animals play outside.Bedrooms sit in their own wing, away from the living spaces. The primary bedroom offers a big walk-in closet and a 5pc ensuite with dual sinks, soaking tub and walk-in shower. Three more bedrooms share a large 5pc bathroom with dual sinks. With main floor living, this is a home to raise kids in, welcome them back to for the holidays, and stay in for good.An oversized double garage holds vehicles, tack and tools. Downstairs, over 2,200 sq ft of unfinished basement is ready for a rec room, gym or extra bedrooms when your family needs them.With hay and pasture already in place, this acreage is ready for horses, cattle, chickens, or whatever farm life you've been pictur...

Other 58.25 Ft x 50.92 Ft
Primary Bedroom 13.25 Ft x 15.25 Ft
Bedroom 13.25 Ft x 12.67 Ft
5pc Bathroom 13.33 Ft x 5.33 Ft
5pc Bathroom 12.50 Ft x 13.25 Ft
Bedroom 9.00 Ft x 10.83 Ft
Other 7.83 Ft x 7.33 Ft
2pc Bathroom 6.25 Ft x 3.33 Ft

Listing Presented By:



Originally Listed by:
Real Broker

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RE/MAX Realty Professionals

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Laundry room 6.67 Ft x 4.75 Ft

Other 5.92 Ft x 7.92 Ft

Dining room 15.42 Ft x 10.17 Ft

Breakfast 8.42 Ft x 9.50 Ft

Living room 15.50 Ft x 15.42 Ft

Kitchen 13.42 Ft x 12.00 Ft

Family room 19.50 Ft x 11.67 Ft

Bedroom 10.50 Ft x 10.83 Ft