



# 578128 8 Street Rural Foothills County Alberta

\$1,250,000

All paved access, except for the laneway!!!! An absolutely stunning 22.21 acres with custom-built Lask Home with oversized double attached garage, located SW of High River. Paved and hard top access right to the driveway from High River and Calgary!!!! IMMACULATE property that is perfectly set up for horses with 4-stall barn, outdoor riding arena, corrals, stock waterer and lots of room to roam. Additional storage options with a Quonset and smaller storage sheds. The beautiful 1687 sq. ft. bungalow home boasts comfort throughout and has open concept with vaulted ceiling on the main floor. The open kitchen has exquisite hickory cabinets with quartz counter tops and the island and is set up to be the hub of the home. Dining room is large and is spacious enough for those special occasions for extra guests at the table! Primary bedroom is big with a large 5 piece ensuite, The 2nd bedroom on the main level is spacious and bright. The basement has a massive family room and two bedrooms all with 9' ceiling, walk-in closets - lots of room for that growing family. There is enough room for another bedroom if that is what you need! In-floor heating in the lower level provides all the comforts on this level. The south facing front entry/deck is the length of the home and low maintenance with composite plank flooring - a great spot to sit, relax and enjoy your favourite beverage. This beautiful Home is nestled around a mature shelter belt, with trees and shrubs which provides the privacy you require. If you enjoy gardening, a large garden area and raised garden beds will be perfect for fresh vegetables and fruits! Approximately 15 acres of pasture for horses or the stock that you choose. Recent water well report for the house shows 11 gpm!!!! We haven't mentioned the enormous views!!! You will absolutely enjoy the green foothills and mountain views from this spectac...

Family room 14.67 Ft x 26.33 Ft  
 Other 7.42 Ft x 14.42 Ft  
 Bedroom 10.58 Ft x 14.42 Ft  
 Bedroom 10.08 Ft x 15.00 Ft  
 Laundry room 5.83 Ft x 11.08 Ft  
 Furnace 11.50 Ft x 14.83 Ft

Kitchen 14.08 Ft x 18.42 Ft  
 Other 4.75 Ft x 9.83 Ft  
 Other 5.83 Ft x 13.25 Ft  
 Primary Bedroom 13.00 Ft x 17.17 Ft  
 Bedroom 10.50 Ft x 13.00 Ft  
 2pc Bathroom 5.00 Ft x 5.67 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

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### RE/MAX Realty Professionals

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4pc Bathroom 8.42 Ft x 8.42 Ft  
Living room 15.00 Ft x 18.42 Ft

5pc Bathroom 8.83 Ft x 10.83 Ft  
Dining room 12.42 Ft x 18.08 Ft