



# 594229 40 Street Rural Foothills County Alberta

\$989,000

Welcome to your own slice of paradise nestled in the heart of Foothills County, just southwest of High river, Alberta. This stunning 1 1/2 storey home, sprawling across 6.22 acres, offers 1765.20 square feet of beautifully appointed living space with panoramic Rocky Mountain views that will take your breath away! Don't let the current hazy skies fool you.....I promise those mountains are there behind that smoke! The main floor is an entertainer's dream, featuring a bright updated kitchen, flooded with natural light. Adjacent is a spacious dining room, perfect for holiday gatherings and family meals. From here, step into the large living room, where huge windows bring the outside in! Or cozy up in the additional family room, both showcasing impressive 10 ft ceilings. Up the charming wooden staircase, you'll find a large primary bedroom, where you'll wake up to spectacular mountain views every morning. Two additional bedrooms and a 4 piece bathroom complete the upper level, offering comfort and space for family and guests alike. The finished basement is designed for entertainment and relaxation Whether it's watching the big game, hosting poker nights, or enjoying a game of pool, this space has it all, including a wet bar and bar fridge. A spacious 3 piece bathroom, ample storage, and a large utility/laundry room add convenience to this well-thought out floor plan. Step outside onto the expansive back deck and truly embrace country living. With plenty of room for outdoor furniture, this space is perfect for summer barbecues. One of the highlights of this home is the charming wrap-around verandah, ideal for unwinding with after dinner drinks. For those with hobbies or horses, the property also features a 22x40 quad detached heated garage and a ready-to-use horse shelter. The circular driveway, striking metal roof on both residence and garage, mature trees and unmatched ...

3pc Bathroom 12.92 Ft x 5.67 Ft

Family room 29.00 Ft x 13.67 Ft

Recreational, Games room 10.17 Ft x 9.25 Ft

Furnace 15.83 Ft x 10.00 Ft

2pc Bathroom 7.33 Ft x 4.67 Ft

Living room 14.25 Ft x 12.92 Ft

Kitchen 11.58 Ft x 8.58 Ft

Dining room 14.25 Ft x 13.33 Ft

Family room 26.25 Ft x 10.58 Ft

4pc Bathroom 8.83 Ft x 7.25 Ft

Primary Bedroom 15.25 Ft x 14.58 Ft

Bedroom 11.08 Ft x 10.58 Ft

Bedroom 14.58 Ft x 12.58 Ft

Listing Presented By:



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