

\$1,150,000 - 562124 40 Street E, Rural Foothills County

MLS® #A2230469

\$1,150,000

3 Bedroom, 3.00 Bathroom, 1,479 sqft

Residential on 11.79 Acres

NONE, Rural Foothills County, Alberta

Discover this stunning property perfectly nestled on 11.79 acres, offering breathtaking mountain views and backing onto the picturesque Old Woman Cooley Reservoir. The property includes ample RV storage and two detached double garages for all your equipment and toys. Experience ultimate privacy in this tranquil setting. The beautifully designed residence boasts 2,800 square feet of fully developed living space, featuring a walkout basement that seamlessly connects indoor and outdoor living. With three generously sized bedrooms, this meticulously maintained home is ready for you to move in and enjoy. Recent upgrades include a new high-efficiency furnace and a high-capacity water heater, plus a Kenetico drinking water filter system for clean, refreshing water. The exterior showcases durable Hardy board siding and a metal roof, merging quality with low maintenance. Step outside to your expansive 60 x 120 outdoor riding arena, ideal for training and leisure, all while soaking in the stunning mountain views that surround you. Additionally, you'll love the raised garden beds, perfect for cultivating your favorite vegetables and



flowers, allowing you to
enjoy fresh produce right from your backyard.
This exceptional property is not just a home;
itâ€™s a lifestyle.
Embrace the best of country living with ample
amenities for you and your
family.. Donâ€™t miss your chance to own this
idyllic oasis! Schedule a viewing today and
experience
the unparalleled beauty and comfort this
remarkable acreage has to offer.

Built in 1963

Essential Information

MLS® #	A2230469
Price	\$1,150,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,479
Acres	11.79
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	562124 40 Street E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1V 1N2

Amenities

Parking Spaces	12
Parking	Quad or More Detached, RV Access/Parking

of Garages 4

Interior

Interior Features Built-in Features, Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, See Remarks

Appliances Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, See Remarks

Heating Fireplace(s), Forced Air, Natural Gas, See Remarks

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Fire Pit, Garden, Playground, Private Yard, Storage

Lot Description Garden, Landscaped, Rectangular Lot, Treed, Open Lot, Pasture, See Remarks, Seasonal Water, Wetlands

Roof Asphalt

Construction Wood Frame, Composite Siding, See Remarks

Foundation Wood

Additional Information

Date Listed July 14th, 2025

Days on Market 45

Zoning CR

Listing Details

Listing Office RE/MAX Complete Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.