

578113 83 Street E
Rural Foothills County, Alberta

MLS # A2225387



\$1,060,000

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey, Acreage with Residence | | |
| Size: | 1,597 sq.ft. | Age: | 2011 (14 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Detached, Gravel Driveway, Outside, RV Access/Parking, Wo | | |
| Lot Size: | 7.17 Acres | | |
| Lot Feat: | Dog Run Fenced In, Private, Views | | |

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| Heating: | Forced Air | Water: | Well |
| Floors: | Hardwood, Tile, Vinyl Plank | Sewer: | Septic Field, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite | LLD: | 14-18-29-W4 |
| Exterior: | Vinyl Siding | Zoning: | CR |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Crown Molding, Granite Counters | | |

Inclusions: NA

Welcome to your peaceful countryside escape—this beautifully restored 1912 home sits on 7.17 acres of serene land, offering sweeping mountain views and endless charm. Set on a solid 2011 foundation. The setting is truly special: gently rolling prairies, mountain views with plenty of space to create your dream hobby farm. A charming garden shed, outhouses, and cross-fencing make it perfect for chickens, gardening, or small livestock. A versatile 47' x 31' building serves as a garage, workshop, or barn. Inside the home, you'll find a bright, updated kitchen with granite countertops, gas stove, and stainless steel appliances. The main floor also features a cozy pellet stove, crown molding, and a sunny south-facing deck—ideal for morning coffee or quiet evenings. A spacious main level bedroom with a large bay window offers comfort and convenience. Upstairs, retreat to a generous and private primary suite featuring a bedroom, a sitting area, and a full 4-piece bathroom with a clawfoot tub and walk-in shower—your personal escape. The lower level hosts two additional bedrooms, a full bathroom, a second kitchen, and a pellet stove, making it a great space for extended family or guests (illegal suite with separate access). Located just 9 minutes from High River, this property offers the perfect balance of quiet country living with modern amenities—ready for your rural lifestyle dreams. Book a showing today!