

# \$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 horse property perfectly nestled on 11.79

acres, offering breathtaking mountain views and backing onto the

picturesque Old Woman Cooley Reservoir.

This unique acreage is a haven

for horse lovers, featuring four spacious paddocks for grazing and

exercise, alongside dedicated stock water sources to ensure your

animals have fresh water year-round.

The property includes four large shelters designed for your horsesâ€™

comfort and protection, as well as ample RV storage and two detached

double garages for all your equipment and toys. Experience ultimate

privacy in this tranquil setting, perfect for both equestrian pursuits

and peaceful living.

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, youâ€™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, your  
family, and your equine companions. Donâ€™t  
miss your chance to own this  
idyllic horse-friendly 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          | Bungalow, Acreage with Residence |
| 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, Kitchen Island, No Smoking Home, See Remarks, Granite Counters, Natural Woodwork  |
| 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 | Garden, Private Yard, Fire Pit, Playground, Storage                                                  |
| Lot Description   | Garden, Landscaped, Rectangular Lot, Open Lot, Pasture, See Remarks, Seasonal Water, Treed, Wetlands |
| Roof              | Asphalt                                                                                              |
| Construction      | Wood Frame, Composite Siding, See Remarks                                                            |
| Foundation        | Wood                                                                                                 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 28              |
| Zoning         | CR              |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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