

**538067 40 Street E**  
**Rural Foothills County, Alberta**

**MLS # A2129444**



**\$2,990,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	3,474 sq.ft.	<b>Age:</b>	1984 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Asphalt, Double Garage Attached, Driveway, Garage Door Opener, Garage F		
<b>Lot Size:</b>	89.80 Acres		
<b>Lot Feat:</b>	Brush, Front Yard, Lawn, Many Trees, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Other	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	32-18-29-W4
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Double Vanity, Jetted Tub, Kitchen Island, No Animal Home, Pantry, Recessed Lighting, Soaking Tub		

**Inclusions:** N/A

Experience the pinnacle of country living on this expansive 89.8-acre estate, just minutes west of High River. This exclusive retreat, complete with river access, offers abundant space and amenities tailored for a large family seeking space both inside and out. Upon entering through the wrought iron, gated entrance and following the tree-lined paved lane, you'll be enveloped in a setting reminiscent of a secluded park. Indulge in the tranquility of the expansive yard, accentuated by massive trees and a serene aerated fish pond. Utilize the large well-appointed shop/barn boasting heat, water, and ample storage space for all your acreage needs. The property is fenced and cross-fenced catering to the equestrian enthusiasts, providing ample room to create riding trails or construct an outdoor riding arena. With two wells onsite, water is plentiful to sustain the house, horses, gardens, and lawns - all managed by an advanced irrigation system. The luxurious custom bungalow spans over 3,400 square feet and comprises four generous bedrooms each adorned with large bay windows, a formal dining room, sunken living room with built-in sound, a cozy family room, and an office featuring exquisite custom-built desk and shelves. Every room offers idyllic picture windows to capture the exquisite rural setting. Noteworthy is the expansive kitchen - designed for entertaining, with custom cabinetry, a wood-burning fireplace, and a sizeable walk-in pantry complete with a cold room. Further, the sunroom bathed in natural light offers a cozy retreat with a quaint wood-burning stove and picturesque views of the pristine park-like surroundings teeming with wildlife. The fully finished basement offers sprawling additional living space, suitable for a home theatre, gym, or ample storage. Despite its rural setting, the acreage is mere minutes to shopping, schools, and a hospital, providing a perfect blend of

country serenity and urban conveniences. The attached, heated four-car garage ensures convenience and comfort year-round. The solid construction of this custom home and timeless design of the estate provides an ideal canvas for personalization, allowing you to craft your dream home while embracing a lifestyle characterized by luxury, privacy, and functionality. Don't overlook the chance to transform this exceptional estate into your sanctuary. Please do not enter property without listing realtor.