

# \$1,399,999 - 642243 72 Street E, Rural Foothills County

MLS® #A2226057

**\$1,399,999**

3 Bedroom, 3.00 Bathroom, 1,366 sqft

Residential on 4.99 Acres

NONE, Rural Foothills County, Alberta

Welcome to this stunning five acre property in Foothills County; offering the perfect blend of luxury living and equestrian convenience. A horse lovers dream, this beautifully renovated three bedroom bungalow offers over 2600sqft of developed living space (1366sqft main and 1240sqft lower level); featuring a walkout basement with in-floor heating and oversized double attached garage with in-floor heat, and a total of 3 decks to enjoy the vistas that surround you. The professionally designed modern country main floor boasts cathedral ceilings, floor-to-ceiling windows and breathtaking views, with two upper decks (one covered) with a main floor laundry. The chef-inspired custom built kitchen includes 27â€™™ of quartz counters, a large island (approx. 8â€™™x6â€™™), stainless steel appliances and a stylish servery, and optimized storage including pot drawers for easy access and pantry is perfect for family get togethers and daily family living. The great room features 7â€™™ plank French oak oil finished flooring and a gas fireplace with a custom built, 3 Â½â€™™ thick black walnut live-edge walnut wrap style mantle. A well sized office provide a perfect work from home space while two upper decks are accessible from the upper floor, one covered with natural gas bbq hookups for those summer celebrations. The expansive primary suite spans the full end of the home, with eleven windows, custom California Closet and a spa-like ensuite with custom built roasted



maple barn door, and custom live-edge black walnut vanity with waterfall leg and mortise & tenon, a Grohe 12" rain shower and heated towel rack. The well designed lower level walkout offers two oversized sun drenched bedrooms with bay windows, a full bath with custom solid cherry cabinetry, oversized soaker tub which is 21" deep, and travertine marble tiling " all topped off with a spacious living area that opens onto a large lower deck. Enjoy the three outdoor spaces including a covered deck and patio, full RV hookup, added parking and a fully fenced & cross-fenced setup for horses. The custom barn includes three 10x10 stalls, tack area, cobblestone floor, composite barn board walls and full insulation. Recent upgrades include hi-efficiency furnace, Central Air Conditioning, RO system, window/door updates and more. A true one-of-a-kind property for those seeking rural luxury and functionality"just minutes from High River amenities, a short drive to Kananaskis and/or Calgary! This is a beautiful property with breathtaking views, truly one of a kind.

Built in 2000

### Essential Information

MLS® #	A2226057
Price	\$1,399,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,366
Acres	4.99
Year Built	2000
Type	Residential
Sub-Type	Detached

Style	Bungalow, Acreage with Residence
Status	Active

### Community Information

Address	642243 72 Street E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0P0

### Amenities

Parking Spaces	6
Parking	Double Garage Attached, Parking Pad, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Private Yard, RV Hookup
Lot Description	Landscaped, Views
Roof	Metal
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 30th, 2025
Days on Market	31

Zoning

CR

## **Listing Details**

Listing Office

RE/MAX Real Estate (Mountain View)

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