

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

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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, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Gas Stove, 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, Private Yard, Storage, Garden, Playground

Lot Description Landscaped, Rectangular Lot, Treed, Garden, 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 50

Zoning CR

## Listing Details

Listing Office RE/MAX Complete Realty

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