

# \$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 three dedicated stock water sources to ensure your animals have fresh water year-round. The property includes four large shelters designed for your horses'™ 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	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	RV Access/Parking, Quad or More Detached
# of Garages	4

### **Interior**

Interior Features	Built-in Features, Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, See Remarks
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer, Window Coverings
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, Garden, Playground, Private Yard, Storage
Lot Description	Garden, Landscaped, Rectangular Lot, See Remarks, Treed, Open Lot, Pasture, Seasonal Water, Wetlands
Roof	Asphalt
Construction	Composite Siding, See Remarks, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	July 14th, 2025
Days on Market	2
Zoning	CR

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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