

# \$1,049,000 - 466049 120 Street E, Rural Foothills County

MLS® #A2202402

**\$1,049,000**

4 Bedroom, 4.00 Bathroom, 1,808 sqft  
Residential on 4.18 Acres

Alder Heights, Rural Foothills County, Alberta

Welcome to this sweetly located 4.18 acre gorgeous property !! Location is perfect off paved road with views to " Live for" !! Protected by all the fine landscape created by the owner who happens to be a landscaper !! Specialty trees, perennials everywhere, shrubs and rock/brick work that is beautifully done. Curb appeal is amazing and the home has been mostly renovated with plenty of upgrades and to top it off wrapped in a beautiful CANEXEL Premium siding and trims . This home has many options and opportunity for a family, couple , empty nester, family with a parent living with them, or teens. For those who require or need a home office .. lots of options . Beautiful large kitchen with plenty of cabinetry & pantry. Living room and family room to enjoy the family which the living room includes a nice free standing wood stove. Those who want a manicured landscape and a large seasoned garden space, Saskatoons and more. Those who would still like to commute to Calgary its a hop and your on Hwy # 2 and off you go!! Main floor bedroom with attached full bath & access from back door, could be option for a tenant, parent, someone with disabilities and could also use just for a guest bedroom with privacy. Master bedroom is fabulous.. 3 way fireplace warms up your room while you can sit by the window and read or enjoy the views.. ( Can be your mini retreat :) Exterior of home is Alder Heights community park is just up the road a 5 min walk or ride, with includes a riding arena,



walking trails, BBQ shelter , childrens play area , and is especially for this nice little community to use. Property had 2 septic fields, upgraded septic tank in 2022, 2 wells. Fabulous views if I might mention again and again w/ privacy and convenience. I compliment the Curb appeal for the exterior of this home is beautiful. Come and enjoy the beautiful surrounding mature trees and landscape. Please note Seller will be completing fencing that has the posts only at this point. Seller will install pagewire type fencing .. good for the family dog !!

Built in 1977

### **Essential Information**

MLS® #	A2202402
Price	\$1,049,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,808
Acres	4.18
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 4 Level Split
Status	Active

### **Community Information**

Address	466049 120 Street E
Subdivision	Alder Heights
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1V1N3

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached, Additional Parking
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Natural Woodwork, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Built-in Features, Low Flow Plumbing Fixtures
Appliances	Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings, Electric Range, Water Conditioner
Heating	Fireplace(s), Forced Air, Natural Gas, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Free Standing, Three-Sided, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Cleared, Front Yard, Garden, Landscaped, Lawn, Few Trees, Many Trees, Native Plants, Private, Views
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 14th, 2025
Days on Market	19
Zoning	CR

### Listing Details

Listing Office	Century 21 Foothills Real Estate
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