$1,160,000 - 466049 120 Street E, Rural Foothills County

MLS® #A2252813

$1,160,000
5 Bedroom, 3.00 Bathroom, 1,862 sqft
Residential on 4.18 Acres

Alder Heights, Rural Foothills County, Alberta

Home...its more than just an address. Its a feeling. Its a space where you spend time with the people you love and recall your fondest memories. Home could be here in Alder Heights. This 4.18 acres is set in an amazing location just off HWY 2 with all paved roads. Pull up the tree lined driveway to a beautiful professionally landscaped front entrance. Stepping into the home you feel it...its comfort and adventure. This is a split level home with over 3600 sf of developed space for large families, multigenerational families, families who love to have guests! The living room is your space in the mornings with the sunrises and the wood burning fireplace to take the chill out of the air. The kitchen, with its copious cabinetry and prep area along with the dining area have views to the West, of the mountains and sunsets! Enjoy the views from indoors or from either of the 2 decks accessible via the dining room or primary suite. Are you working from home? The addition (2008) features a main floor office space which alternately could be a sitting room for an elderly family member who occupies the substantial bedroom having direct access to a full bath, which, is conveniently located off the oversized attached garage! Did I mention there is also main floor laundry? And central air conditioning? And fresh paint? Another renovation (2018) was the Primary Suite inclusive of a gas fireplace, impressive walk in closet, sitting area with access to the upper west deck, and a full en suite with the option of

extra privacy closing off the powder room from the bathing area! Continue on to explore the lower level with a walk up feature to the back yard. This is the family room where movie nights and games and crafting can be engaged in by all. Or, head to the 4th level for a vigorous workout in the gym space or cozy up in the recreation room. Perhaps this is where the theatre life is! Or maybe games tables. Keep in mind those who may slumber in any of the 3 sizeable bedrooms! This level is thoughtfully developed with slab heat for additional comfort! With all the indoor options, lets not forget the outdoors! There is room for animals and forts and play centers and gardens and gazebos and she shacks and man caves and workshops and animal shelters and firepits and gardens and plunge pools and horseshoe pits and volley ball and badminton and, well, I think you know. Have you looked at the map? You are only minutes away from High River and also Okotoks and an easy drive to the South end of Calgary. Up the road is the community riding arena for the equestrian lover plus a BBQ area and playground, walking/bike paths and sledding hill. Are you thinking this may be your space...that one to call home? Call your RealtorÂ® for your private viewing. Move in and call this Home for the Holidays! Now how much fun will that be???

Built in 1977

Essential Information

MLS® #	A2252813
Price	$1,160,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,862
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	T1V 1N3

Amenities

Amenities	Park
Utilities	Electricity Connected, Sewer Connected, Water Connected, Heating Paid For, Natural Gas Connected, Satellite Internet Available
Parking Spaces	6
Parking	Double Garage Attached, Parking Pad, RV Access/Parking
# of Garages	2

Interior

Interior Features	Breakfast Bar, No Smoking Home, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, See Remarks, Water Purifier
Heating	In Floor, Forced Air, Natural Gas, Wood Stove
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Bedroom, Three-Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Landscaped, Lawn, Level, Many Trees

Roof	Asphalt
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 30th, 2025
Days on Market	19
Zoning	CR
HOA Fees	20
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty

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