

\$548,000 - 122 Coote Street, Cayley

MLS® #A2226408

\$548,000

3 Bedroom, 3.00 Bathroom, 1,989 sqft
Residential on 0.15 Acres

NONE, Cayley, Alberta

For more information, please click the "More Information" button.

Welcome to our thoughtfully designed and newly-constructed 2-story home with 1900+ square feet of developed living space.

The front of the home host a wide porch that leads into a spacious south facing front entry. A sunny front office/flex room with double glass doors contributes nicely to a light and bright front landing.

On the homes east side and designed for convenience, there is a mud room with a side entry, the laundry and a two piece bathroom.

The main floor, facing north, opens into a combined kitchen, dining and living room area with nine foot ceilings. With the big, blue sky on display out the back windows the prairie offers up an undeniable feeling of wide open space.

Upstairs there are four rooms, 1 primary bedroom with walk-in closet and ensuite, 2 secondary bedrooms alongside a full bathroom, and 1 south facing flex room with double glass doors, that once again allow sunlight directly into the upstairs.

Other interior features include a basement with 9-foot ceilings, ICF and drywall installed. All providing improved energy efficiency, enhanced durability, and superior



soundproofing. The kitchen comes with an appliance credit of \$10,000 to allow home owner to decide on preferred kitchen appliances. GST not included.

Other outdoor features include a large wrap-around deck off the back and side of the house and a sunny front veranda. The backyard has lane access and ample space for a parking pad and/or oversized garage. Topsoil will be provided at a later date and layed out.

One of this homes most notable points is that it is walking distance to the Cayley School (K-8) and an 11 minute country drive to the High River High School. With easy access to Hwy 2, the amenities of High River, Okotoks and Calgary are close by. Stony Trail is only a 35 minute drive away.

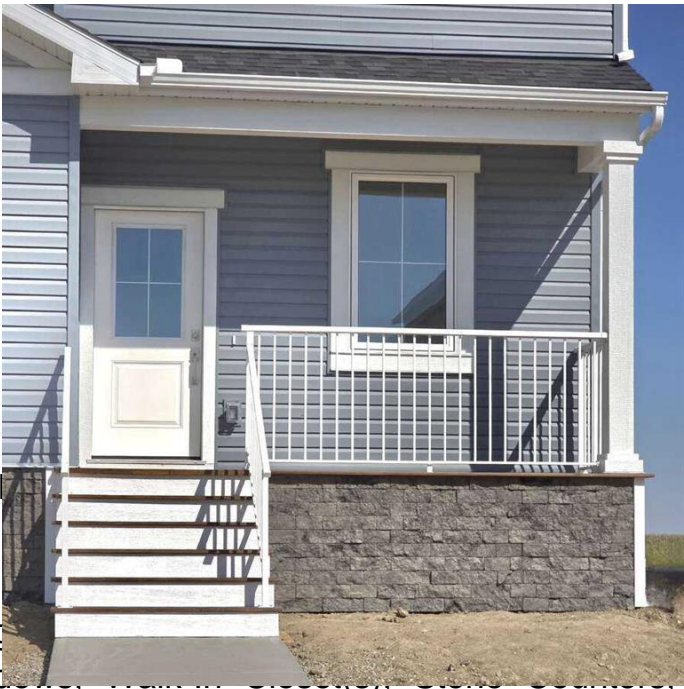
A true gem!

Built in 2025

Essential Information

MLS® #	A2226408
Price	\$548,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,989
Acres	0.15
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information



Address 122 Coote Street
Subdivision NONE
City Cayley
County Foothills County
Province Alberta
Postal Code T0L 0P0

Amenities

Parking Spaces 2
Parking Parking Pad, RV Access/Pad

Interior

Interior Features Double Vanity, High Ceiling, Smoking Home, Vinyl Windows, French Door, Recessed Lighting, Separate Entrance, Storage, Sump Pump(s)

Appliances Dishwasher, Dryer, Microwave, Washer/Dryer Stacked, Electric Range, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Freezer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Washer, Humidifier, Microwave Hood Fan, Oven

Heating Forced Air, Natural Gas, Exhaust Fan, Floor Furnace, High Efficiency, Humidity Control, Hot Water

Cooling None

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Yard, Rain Gutters

Lot Description Back Lane, Back Yard, City Lot, Front Yard, Rectangular Lot, Views

Roof Asphalt

Construction ICFs (Insulated Concrete Forms), Manufactured Floor Joist, Vinyl Siding

Foundation ICF Block

Additional Information

Date Listed May 30th, 2025

Days on Market 113

Zoning RC

Listing Details

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