

\$530,000 - 122 Coote Street, Cayley

MLS® #A2263315

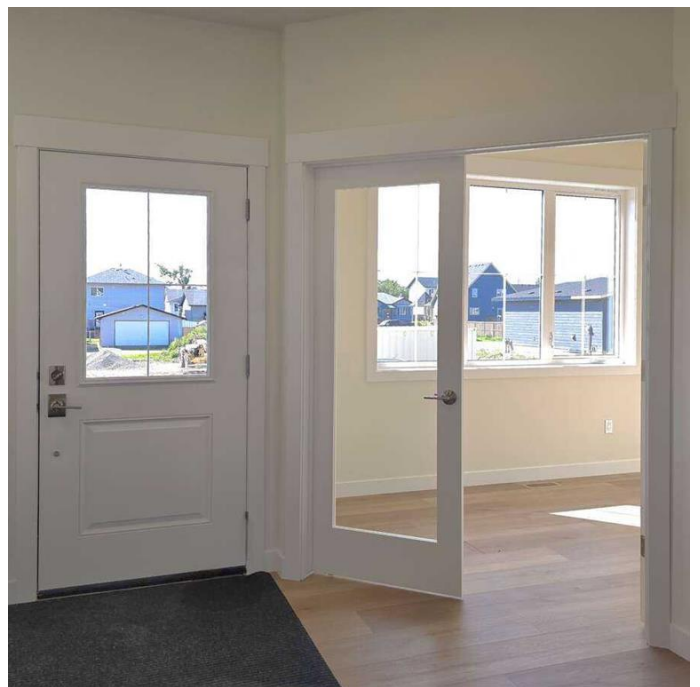
\$530,000

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 this 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. 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. One of this home's 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. Appliances included. GST not included. A true gem!

Built in 2025

Essential Information

MLS® #	A2263315
Price	\$530,000
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

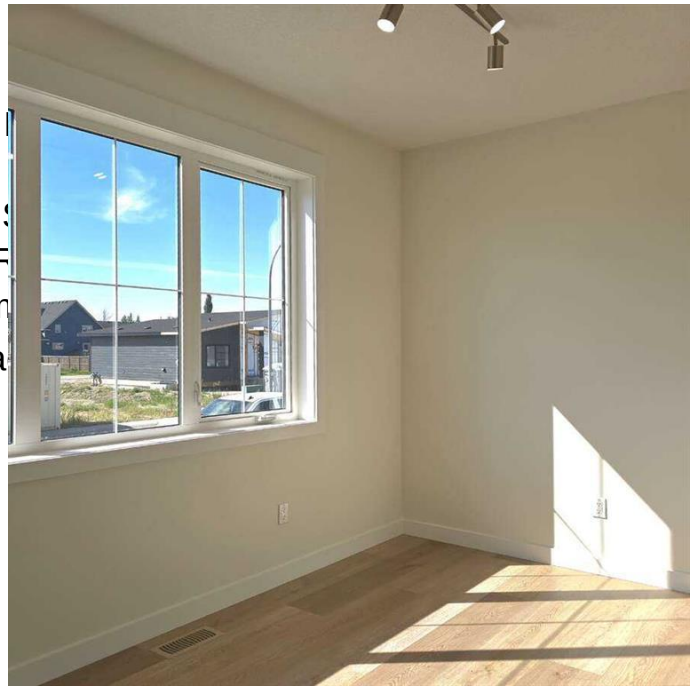
Amenities

Parking Spaces	2
Parking	Parking Pad, RV Access/Parking

Interior

Interior Features	Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Separate Entrance,
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	Stone Counters, Storage, Closet(s)
Appliances	Electric Range, Microwave, Stacked, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Humidity Control, Hot Water
Heating	High Efficiency, Floor Furna
Cooling	None
Has Basement	Yes
Basement	Full



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), Vinyl Siding, Manufactured Floor Joist
Foundation	ICF Block

Additional Information

Date Listed	October 8th, 2025
Days on Market	35
Zoning	RC

Listing Details

Listing Office	Easy List Realty
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