

# \$558,000 - 122 Coote Street, Cayley

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MLS® #A2226408

**\$558,000**

3 Bedroom, 3.00 Bathroom, 1,989 sqft

Residential on 0.15 Acres

NONE, Cayley, Alberta

For more information, please click Brochure button.

Newly-constructed 2-story home with nearly 2000 square feet of developed living space is perfect for family life. Available July/2025. Nine-foot ceilings on the main floor add airiness and elegance, with gorgeous prairie views from the kitchen and living room. The front of the house boasts a sun-drenched flex room, with a spacious mud room + laundry and convenient powder room off the side entrance. The focus of the main floor is the custom-built kitchen with a large island and quartz counter tops. Upstairs you'll find 3 good-sized bedrooms and another bright flex room, perfect for a home office or guests. The primary bedroom has a walk-in closet and ensuite with a large walk-in shower and double vanity. Situated around the corner from the K-8 Cayley School, 11 minutes to the High River High School, and 35 minutes to south Stony Trail in Calgary, this home offers the perfect blend of small-town living and convenient amenities. Enjoy the prairie vistas with a large wrap-around deck off the living and dining rooms. Sunny front veranda. Backyard has lane access and ample space for a parking pad or garage. Basement is 9-foot ICF (drywalled) providing improved energy efficiency, enhanced durability, and superior soundproofing. A true gem!

Built in 2025



**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2226408    |
| Price          | \$558,000   |
| 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/Parl |

**Interior**

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, French Door Home, No Smoking Home Stone Counters, Storage, Closet(s) |
|-------------------|-------------------------------------------------------------------------------------|

|            |                                                                                                                                                                                                                                                                                                            |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances | Dishwasher, Dryer, Electric Range, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Freezer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Humidifier, Microwave, Microwave Hood Fan, Oven, Washer/Dryer Stacked |
| Heating    | High Efficiency, Exhaust Fan, Floor Furnace, Forced Air, Hot Water, Humidity Control, Natural Gas                                                                                                                                                                                                          |
| Cooling    | None                                                                                                                                                                                                                                                                                                       |



|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Has Basement      | Yes                                                                     |
| Basement          | Full, Unfinished                                                        |
| <b>Exterior</b>   |                                                                         |
| 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 | 23             |
| Zoning         | RC             |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Easy List Realty |
|----------------|------------------|

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