

# **\$1,545,000 - 119016 273 Avenue E, Rural Foothills County**

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MLS® #A2252541

**\$1,545,000**

4 Bedroom, 3.00 Bathroom, 1,376 sqft  
Residential on 4.50 Acres

NONE, Rural Foothills County, Alberta

Open house this Saturday 1:00- 3:30 pm.  
Acreage living without the long commute!  
Nestled on 4.5 gently rolling acres with panoramic foothills views, this fully renovated home and over-the-top shop deliver a rare blend of comfort and function, with unlimited potential - just 15 minutes to both Calgary and Okotoks.

The main residence offers an open-concept main floor drenched in natural light; with windows framing sweeping rural vistas. The designer kitchen renovated in 2018 offers a huge sit-up island, custom cabinetry, granite counters, and premium stainless appliances. It is ideal for entertaining or family gatherings. The "2 + 2" spacious bedrooms are great for families with kids, guests, or multigenerational living.

Featuring stylish new bathrooms, an amazing 5pcs ensuite adjacent to the primary bedroom boasting an elegant stand-alone tub, double sinks and a shower. Amazing walk in closet with window had been originally a 3rd bedroom now converted to a lady's sanctuary. Other indoor upgrades include: designer fresh paint, luxury window coverings, motorized blinds, and high-end vinyl flooring throughout. Outside, there are also updated windows, a brand-new roof, new septic installed in 2018 and a well completing the exterior building envelope.

Behind the scenes, an efficient gas boiler for



in-floor heating keeps utility costs low and toes toasty in winter. Main and lower level in - floor heating.

There is also a double detached garage with a breezeway that is converted into a heated office/workshop - perfect for a home business or studio.

The CROWN JEWEL is the oversized shop, offering across 3 levels. It includes a main level with 14 foot overhead drive through-door; ideal for RVs, boats, or commercial vehicles.

The shop also has steel post construction, 200-amp electrical service. The heated main bay with space for all your toys or vehicles and 2 additional rooms can be used as a workshop or office space. The second level is ideally situated for a future SUITE (dependent on Municipality approval) with a private balcony and mountain views to the West. All you need is a drywall and paint to finish the place. As for the third-level there is an abundance of space for flexibility and extra storage. Currently used as a gym space. It could be a great theatre room.

This property is ideal for entrepreneurs, mechanics, contractors, collectors, or those needing a "live/work" space.. Don't miss your chance to own this rare gem - acreage living with city access and an unmatched workspace. Book your showing today!  
POSSIBILITIES ARE ENDLESS HERE!

Built in 1971

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2252541    |
| Price          | \$1,545,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,376       |
| Acres          | 4.50        |

|            |                                  |
|------------|----------------------------------|
| Year Built | 1971                             |
| Type       | Residential                      |
| Sub-Type   | Detached                         |
| Style      | Acreage with Residence, Bi-Level |
| Status     | Active                           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 119016 273 Avenue E    |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S 4G3                |

### Amenities

|                |                                                                                                                                          |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                                                                        |
| Parking        | Additional Parking, Double Garage Attached, Parking Pad, 220 Volt Wiring, Drive Through, Heated Garage, Quad or More Attached, RV Garage |
| # of Garages   | 6                                                                                                                                        |

### Interior

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar, Chandelier |
| Appliances        | Dishwasher, Microwave, Washer/Dryer, Convection Oven, Double Oven, Electric Cooktop                                                                                |
| Heating           | Natural Gas, In Floor                                                                                                                                              |
| Cooling           | None                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                                  |
| Fireplaces        | Living Room, Mantle, Wood Burning                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                |
| Basement          | Finished, Full                                                                                                                                                     |

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                                                            |
| Lot Description   | Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many Trees |
| Roof              | Asphalt Shingle                                                                   |

|              |                 |
|--------------|-----------------|
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 45                |
| Zoning         | CR                |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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