

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

MLS® #A2252541

\$1,545,000

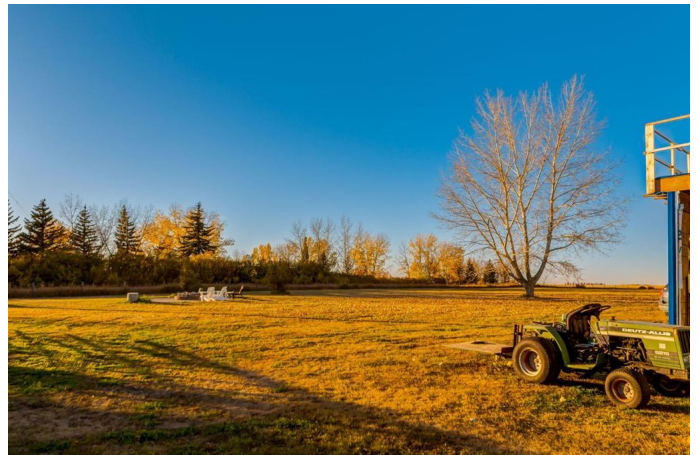
4 Bedroom, 3.00 Bathroom, 1,376 sqft
Residential on 4.50 Acres

NONE, Rural Foothills County, Alberta

NEED EXTRA SPACE... BUSINESS SHOP??? LAND? HOUSE? 3 in 1 YOU GET IT ALL HERE!! 1 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 NEW 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 ROUGHED IN PLUMBING AND HEATING . 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	220 Volt Wiring, Double Garage Attached, Heated Garage, Parking Pad, Additional Parking, Drive Through, Quad or More Attached, RV Garage
# of Garages	6

Interior

Interior Features	Chandelier, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Convection Oven, Dishwasher, Electric Cooktop, Microwave, Washer/Dryer, Double Oven
Heating	In Floor, Natural Gas
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	53
Zoning	CR

Listing Details

Listing Office	Real Estate Professionals Inc.
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