



GRASSROOTS
REALTY GROUP

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266110 1014 Drive E
Rural Foothills County, Alberta

MLS # A2238839



\$1,100,000

| | | | |
|-----------|--------------------------------------------|--------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,911 sq.ft. | Age: | 1974 (51 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 2.59 Acres | | |
| Lot Feat: | Irregular Lot, Rolling Slope, Treed, Views | | |

| | | | |
|-------------|------------------------------------------------|------------|---------------------------|
| Heating: | Forced Air, Natural Gas | Water: | Well |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | Septic Field, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite | LLD: | 29-21-29-W4 |
| Exterior: | Stucco | Zoning: | CR |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: Storage shed @ back and Water Softener as is

Bungalow with a total of 5 Bedrooms, 4 Bathrooms, double detached Garage , Prime Southeast-Facing Property with Stunning City & Mountain Views – 2.59 Acres Situated on a high elevation, this rare triangle-shaped 2.59-acre parcel offers panoramic views of the city skyline and surrounding mountains. Located in a prime location, this unique property features a spacious bungalow with a double detached garage (with double doors) and plenty of room for future development or customization. Main Floor Highlights: • Bright and open living room with dining area • Functional kitchen with ample cabinetry • Master bedroom with private ensuite bathroom • Two additional bedrooms served by a common full bathroom Basement Features (Illegal Suite): • Separate entrance for privacy • 2 generously sized bedrooms • 2 bathrooms • Fully equipped kitchen • Laundry room • Currently rented to a tenants for additional income potential This is a must-see opportunity with incredible potential—whether you’re looking for a serene family home, income property, or land for future development. Don’t miss out! Be the first to view this exceptional property—contact your favorite REALTOR® today to book a showing! INSIDE HOUSE PICTURES ARE PREVIOUSLY TAKEN.