



GRASSROOTS
REALTY GROUP

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113150 2453 Drive E
Rural Foothills County, Alberta

MLS # A2240459



\$1,200,000

Division:	Alder Heights		
Type:	Residential/House		
Style:	3 Level Split, Acreage with Residence		
Size:	1,812 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3
Garage:	Heated Garage, Insulated, Oversized, RV Access/Parking, Triple Garage Attached		
Lot Size:	7.25 Acres		
Lot Feat:	Few Trees, No Neighbours Behind, Private, Secluded		

Heating:	In Floor, Propane	Water:	Well
Floors:	Vinyl Plank	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	28-19-28-W4
Exterior:	Cement Fiber Board, Composite Siding, Metal Siding, Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Sump Pump(s)		

Inclusions: White Fridge in Basement and Dishwasher, small white fridge in Guesthouse are included. *The home has a Water Softener System and RO System (RO to small kitchen sink)

OPEN HOUSE Saturday 1:30-3:30 Welcome to this incredible 7.25-acre property in Alder Heights—a rare opportunity to own a modern acreage home with a guest house, thoughtfully set up for horses, dogs, and acreage living, just 20 minutes to Calgary and 10 minutes to Okotoks. Through the private security gate, you're welcomed by a lovely home flooded with natural light, high ceilings, and open-concept living that blends comfort and function. The main floor features a spacious living room with a cozy wood-burning fireplace, flooded with natural light from large windows overlooking the pastures, and a kitchen designed for everyday ease; complete with stainless steel appliances, quartz countertops, gas stove, prep sink with reverse osmosis, and direct access to a wraparound balcony with panoramic views. The primary bedroom is impressively large, offering a peaceful retreat with a private ensuite and ample space to unwind. An additional bedroom and full bathroom are conveniently located just off the front entry, perfect for guests or family. Head downstairs to the fully finished walkout basement, which serves as the perfect extension of living space—ideal for children, play areas, or multigenerational use. The basement features a full kitchenette, expansive living and dining space, two generous bedrooms, and a full bathroom. Durable in-floor heating and easy-to-clean flooring run throughout. The home offers a triple oversized garage and workshop - an oversized double that's heated with in-floor heating, plus an additional attached single garage for extra parking, storage, gym or whatever you prefer! At the rear of the property, you'll also find additional covered parking with power, perfect for trailers, recreational vehicles, or toys. Outside, the property is fully fenced and cross-fenced, complete with heated automatic waterer,

multiple horse shelters, hay storage, and a covered round pen. A heated, insulated chicken coop adds even more value. The guest house includes a kitchenette with dishwasher, 3-piece bathroom, living area with wood stove, and bedroom—perfect for guests, studio use, or a tack room. Located in the horse-friendly community of Alder Heights, you'll also enjoy access to a community reserve with a riding ring, picnic area, and park—no HOA fees. Incredible value in this property, it wont last long! Home warranty is in place until July 2027.