



GRASSROOTS
REALTY GROUP

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290099 1016 Drive E
Rural Foothills County, Alberta

MLS # A2241084



\$1,399,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow-Villa		
Size:	1,175 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Front Drive, Gravel Driveway, Heated Garage, Insu		
Lot Size:	10.45 Acres		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees, No Neighbours B		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	16-21-29-W4
Exterior:	Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: None

Welcome to this exceptional 10.45-acre walkout bungalow property ideally located between Calgary and Okotoks, offering over 2,200 sq ft of beautifully developed living space, stunning mountain views, and endless potential! This updated 5-bedroom, 2-bathroom home sits in a peaceful, private setting surrounded by mature trees and boasts a new full-width front deck—perfect for soaking in the morning sunrise—and a massive 14' x 44' west-facing deck for evening BBQs with a view. Step inside to discover a bright, modern white kitchen with stainless steel appliances, a cozy dining area, and a spacious living room where you can relax and take in the spectacular scenery. The main floor also offers three generously sized bedrooms and an upgraded 4-piece bath. The fully developed walkout basement features a large family room with patio doors to the yard, two additional bedrooms, a 3-piece bathroom, laundry area, and ample storage space. This home features many updates including a newer hot water tank, upgraded furnace, roof shingles replaced last year, and a water purification system. Outside, you'll find an oversized 26.5' x 35' heated shop, an older rewired 28' x 22' barn (sold as-is), a greenhouse, and a triple detached garage with a double door—ideal for hobbyists or car enthusiasts. With three wells on the property (two currently in use), plenty of room for animals, and easy access to Highway 2, this is the perfect setup for families, hobby farmers, or those simply seeking peace and space. Opportunities like this are rare—come see it for yourself!