



**GRASSROOTS**  
REALTY GROUP

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119016 273 Avenue E  
Rural Foothills County, Alberta

MLS # A2252541



**\$1,595,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,376 sq.ft.	Age:	1971 (54 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Additional Parking, Double Garage Attached, Drive Through,		
Lot Size:	4.50 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Ma		

Heating:	In Floor, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	Holding Tank, Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	28-21-28-W4
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Open house this Sunday 1:00- 3:00 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 over 6,000 square feet 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, and 220V outlets. The heated main bay with space for up to 6 vehicles

and 2 additional rooms can 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. 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!