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## 119016 273 Avenue E Rural Foothills County, Alberta

MLS # A2268352



\$1,545,000

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 Thr			
Lot Size:	4.50 Acres			
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Law			

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:	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:

NEED EXTRA SPACE? BUSINESS? SHOP? LAND? HOUSE? — 3 IN 1, YOU GET IT ALL HERE! Experience the best of both worlds — acreage living with city convenience! Situated on 4.5 gently rolling acres with panoramic foothills views, this property offers a fully renovated home and an exceptional multi-level shop, providing the ultimate setup for space, flexibility, and opportunity — just 15 minutes from both Calgary and Okotoks. The open-concept main floor is drenched in natural light, with large windows capturing sweeping rural vistas. The designer kitchen, renovated in 2018, showcases custom cabinetry, granite counters, a large sit-up island, and premium stainless-steel appliances — perfect for entertaining or family gatherings. The main floor hosts two generous bedrooms, including a primary retreat with a luxurious five-piece ensuite featuring a freestanding tub, double sinks, and glass shower. A former third bedroom has been converted into a dream walk-in closet with window — an elegant dressing sanctuary. Two additional bedrooms on the lower level make this layout ideal for families, guests, or multigenerational living. Extensive upgrades include high-end vinyl plank flooring throughout, fresh designer paint, motorized blinds, updated windows, a new roof, new septic system (2018), and a new well (2025). The home is equipped with energy-efficient in-floor heating on both levels, powered by a gas boiler system, ensuring low utility costs and year-round comfort. The former detached double garage has been professionally converted into a heated workshop and office area, offering a perfect setup for a home-based business, studio, or creative workspace, with no vehicle parking inside. The crown jewel of this property is the oversized, multi-level shop. Designed for versatility and future potential, it features steel

post construction, 200-amp electrical service, and rough-in plumbing and heating. A 14-foot drive-through door provides easy access for RVs, boats, or commercial vehicles. The heated main bay offers abundant room for projects or storage, while the second level is ready for a potential suite (subject to municipal approval) complete with a private balcony and breathtaking mountain views. The third level is currently used as a gym but could easily be transformed into a theatre room, recreation area, or additional storage space. Perfect for entrepreneurs, contractors, mechanics, collectors, or anyone seeking a true live/work lifestyle, this remarkable property combines acreage privacy with city proximity. Acreage living meets modern comfort — the possibilities are endless here. Book your private showing today and discover the lifestyle you've been waiting for!