



GRASSROOTS
REALTY GROUP

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16102 273 Avenue E
Rural Foothills County, Alberta

MLS # A2275233



\$2,350,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,492 sq.ft.	Age:	1968 (58 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	38.94 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Many Trees, Meadow		

Heating: Boiler, Fireplace(s), Forced Air, Natural Gas, Wood

Water: Well

Floors: Hardwood, Tile

Sewer: Septic Field, Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: 28-21-29-W4

Exterior: Log

Zoning: A

Foundation: Poured Concrete

Utilities: -

Features: Beamed Ceilings, Breakfast Bar, Central Vacuum, No Smoking Home, Soaking Tub, Storage

Inclusions: N/A

CALLING DEVELOPERS, INVESTORS, EQUESTRIANS and so many more, incredible property! Almost 40 ACRES just 5 MINUTES south of Calgary city limits, gated & fully fenced, with panoramic views of rolling countryside, sunrises, sunsets, ROCKY MOUNTAINS and CALGARY SKYLINE! Original family-owned, first time ever listed. Former licensed commercial greenhouse operation with mature landscaping, concrete walkways and exceptional versatility. HUGE CEDAR LOG WALKOUT BUNGALOW featuring 2 wood-burning fireplaces, expansive living spaces, flexible bedrooms/offices, developed basement and seamless indoor-outdoor living with decks, pergolas & patios. Extensively upgraded with hydronic & forced-air heating, A/C, Vacu-Flo, security system, radon mitigation, dual wells, softened & distilled water systems, and meticulously maintained septic. Triple garage, heated workshop, barn with loft, three fully serviced greenhouses, ample parking and agricultural income potential. Easy highway access to Calgary & Okotoks, school bus route, and future subdivision or home-based business potential (County approval required). A rare, irreplaceable acreage offering lifestyle, income and long-term value this close to the city. Video tour available, ask for details.