



**GRASSROOTS**  
REALTY GROUP

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16102 273 Avenue E  
Rural Foothills County, Alberta

MLS # A2275233



**\$2,495,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,492 sq.ft.	Age:	1968 (57 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		

Breathtaking panoramic views of rolling countryside, sunrises, sunsets, the Rockies, and Calgary's skyline define this exceptional gated & fenced almost 40 acre property just 5 mins to Calgary city limits south. Original family owned and built, 1st time ever listed. Formerly a licensed commercial greenhouse operation, the beautifully landscaped property features mature trees, concrete walkways, and endless potential. The large cedar log bungalow offers warmth and character with 2 wood burning fireplaces, expansive living spaces, flexible bedrooms/offices, developed basement areas, and seamless indoor-outdoor living with decks, pergolas, and patios. Equipped with hydronic and forced-air heating, A/C, Vacu-Flo, security system, radon mitigation, dual wells, softened and distilled water, and a meticulously maintained septic system. Extensive infrastructure includes a triple garage, heated workshop, barn with loft, and three fully serviced greenhouses, with parking. Easy highway access to Calgary and Okotoks, school bus route, agricultural income potential, and future subdivision or home-based business opportunities (with county approval). A rare, versatile acreage so close to Calgary offering lifestyle, income, and long-term value.