



**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.