



16102 273 Avenue E  
Rural Foothills County, Alberta

MLS # A2291217



**\$2,100,000**

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

<b>Heating:</b>	Boiler, Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	28-21-29-W4
<b>Exterior:</b>	Log	<b>Zoning:</b>	A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Breakfast Bar, Central Vacuum, No Smoking Home, Soaking Tub, Storage		

**Inclusions:** N/A

AMAZING PRICE ADJUSTMENT! CALLING DEVELOPERS, INVESTORS & EQUESTRIANS. Unbelievable opportunity on nearly 40 ACRES just 5 MINUTES South of Calgary!. Gated, fully fenced with breathtaking panoramic views of rolling countryside, spectacular sunrises & sunsets, the ROCKY MOUNTAINS and CALGARY SKYLINE. Original family-owned, first time ever offered for sale. 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. Extensive upgrades including hydronic & forced-air heating, A/C, Vacu-Flo, security system, radon mitigation, 2 wells, softened & distilled water systems and meticulously maintained septic. Triple garage, heated workshop, barn with loft, three serviced greenhouses and ample parking. Ideal for agricultural use, equestrian lifestyle, home-based business or future subdivision potential (County approval required). Easy highway access to Calgary & Okotoks, school bus route. A truly rare acreage offering lifestyle, income potential and long-term investment value this close to the city.