



**113091 2453 Drive E**  
**Rural Foothills County, Alberta**

**MLS # A2297196**



**\$1,275,000**

<b>Division:</b>	Alder Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,824 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	15.00 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Lawn, Many Trees, Native Pl		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	28-19-28-W4
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home		

**Inclusions:** bathtub trough, cupboards in basement, chalk board, solar lights,

Set on 15 fenced acres and surrounded by mature trees, this incredibly maintained two-storey offers the space, privacy, and infrastructure ideal for those looking to have a few horses or a hobby farm. With over 2,800 sq.ft. of above-grade living space, the home provides a functional layout with multiple living areas, formal dining, and a large kitchen. So many options for a home based business whether you need a quiet space to work or a small space to greet clients with direct access to the front porch. Small formal living room works well for visiting while the main floor family room has space to watch TV and easy access to the back deck. The kitchen has loads of cabinets and a bay window for your indoor plants. Main floor laundry is conveniently located near the back door and 2 piece bathroom. Upstairs features 4 well-sized bedrooms including a spacious primary suite with full ensuite, rooftop patio and incredible walk in closet. A 4 piece renovated bathroom completes the upper floor. The land is where this property really shines. Fully fenced and surrounded by trees for natural shelter, it's well suited for horses or other animals. Existing outbuildings include horse shelter, a detached garage, workshop, green house and additional storage, giving you a solid starting point for a small horse setup or hobby farm. Located within easy driving distance to town (only 15 minutes to Okotoks and 10 minutes to High River), you get the best of both worlds, quiet country living with everyday convenience still within reach.