

# \$1,950,000 - 119016 273 Avenue E, Rural Foothills County

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MLS® #A2234970

**\$1,950,000**

4 Bedroom, 3.00 Bathroom, 1,376 sqft  
Residential on 4.50 Acres

NONE, Rural Foothills County, Alberta

Acreage living without the long commute! Nestled on 4.5 gently rolling acres with panoramic foothills views, this fully renovated home and over-the-top 6,000 sq ft shop deliver a rare blend of luxury, function, and unlimited potential - just 15 minutes to both Calgary and Okotoks.

The main residence offers an open-concept main floor drenched in natural light; with windows framing sweeping rural vistas. The designer kitchen renovated in 2018 offers a huge sit-up island, custom cabinetry, granite counters, and premium stainless appliances. It is ideal for entertaining or family gatherings. The "2 + 2" spacious bedrooms are great for families with kids, guests, or multigenerational living.

Featuring stylish new bathrooms, an amazing 5pcs ensuite adjacent to the primary bedroom features an elegant stand-alone tub. Some other indoor upgrades include: designer fresh paint, luxury window coverings, motorized blinds, and high-end vinyl flooring throughout. Outside, there are also updated windows, a brand-new roof, and a new septic installed in 2018 completing the exterior building envelope.

Behind the scenes, an efficient gas boiler for in-floor heating keeps utility costs low and toes toasty in winter.

There is also a double attached garage with a breezeway that is converted into a heated



office/workshop - perfect for a home business or studio.

The CROWN JEWEL is the oversized shop, offering over 6,000 square feet across 3 levels. It includes a main level with 14 foot overhead drive through-door; ideal for RVs, boats, or commercial vehicles. The shop also has steel post construction, 200-amp electrical service, and 220V outlets. The heated main bay with space for up to 6 vehicles and 2 additional rooms can used as a workshop or office space. The second level is ideally situated for a future LEGAL SUITE (dependent on Municipality approval) with a private balcony and mountain views. As for the third-level there is an abundance of space for flexibility and extra storage.

This property is ideal for entrepreneurs, mechanics, contractors, collectors, or those needing a "live/work" space. Meet the Perfect balance of rural serenity and city convenience. Don't miss your chance to own this rare gem - acreage living with city access and an unmatched workspace. Book your showing today! POSSIBILITIES ARE ENDLESS HERE!

Built in 1971

### **Essential Information**

MLS® #	A2234970
Price	\$1,950,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,376
Acres	4.50
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

## Community Information

Address	119016 273 Avenue E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 4G3

## Amenities

Parking Spaces	6
Parking	220 Volt Wiring, Additional Parking, Double Garage Attached, Drive Through, Heated Garage, Parking Pad, RV Garage, Quad or More Attached
# of Garages	6

## Interior

Interior Features	Chandelier, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Double Oven, Electric Cooktop, Microwave, Washer/Dryer, Convection Oven
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 26th, 2025
Days on Market	14

Zoning

CR

## **Listing Details**

Listing Office

Real Estate Professionals Inc.

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