

# \$1,545,000 - 119016 273 Avenue E, Rural Foothills County

MLS® #A2252541

**\$1,545,000**

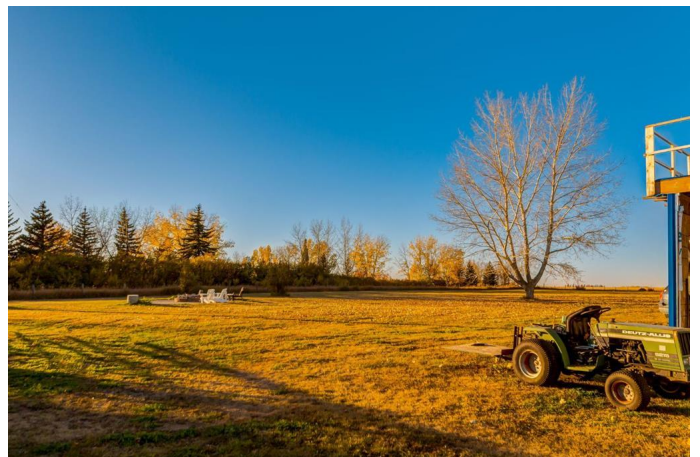
4 Bedroom, 3.00 Bathroom, 1,376 sqft  
Residential on 4.50 Acres

NONE, Rural Foothills County, Alberta

NEED EXTRA SPACE... BUSINESS SHOP??? LAND? HOUSE? 3 in 1 YOU GET IT ALL HERE!!1 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 shop deliver a rare blend of comfort and function, with 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 boasting an elegant stand-alone tub, double sinks and a shower. Amazing walk in closet with window had been originally a 3rd bedroom now converted to a lady's sanctuary. 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, new septic installed in 2018 and a NEW well 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. Main and lower level in - floor heating.

There is also a double detached 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 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 ROUGHED IN PLUMBING AND HEATING . The heated main bay with space for all your toys or vehicles and 2 additional rooms can be used as a workshop or office space. The second level is ideally situated for a future SUITE (dependent on Municipality approval) with a private balcony and mountain views to the West. All you need is a drywall and paint to finish the place. As for the third-level there is an abundance of space for flexibility and extra storage. Currently used as a gym space. It could be a great theatre room.

This property is ideal for entrepreneurs, mechanics, contractors, collectors, or those needing a "live/work" space.. 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® #	A2252541
Price	\$1,545,000
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, Double Garage Attached, Heated Garage, Parking Pad, Additional Parking, Drive Through, Quad or More Attached, RV Garage
# 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	Convection Oven, Dishwasher, Electric Cooktop, Microwave, Washer/Dryer, Double 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	August 29th, 2025
Days on Market	52
Zoning	CR

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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