

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

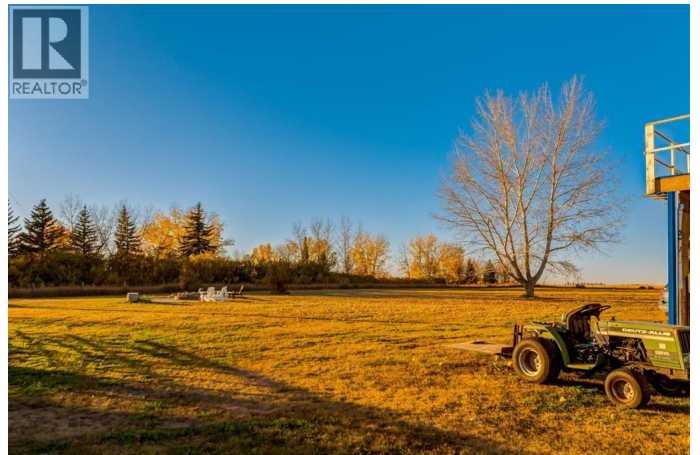
MLS® #A2252541

\$1,545,000

4 Bedroom, 3.00 Bathroom, 1,376 sqft
Single Family on 4.50 Acres

N/A, 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! (id:6289)

Built in 1971

Essential Information

Listing #	A2252541
Price	\$1,545,000
Bedrooms	4
Bathrooms	3.00
Square Footage	1,376
Acres	4.50
Year Built	1971
Type	Single Family

Sub-Type	Freehold
Style	Bi-level

Community Information

Address	119016 273 Avenue E
Subdivision	N/A
City	Rural Foothills County
Province	Alberta
Postal Code	T1S4G3

Amenities

Amenities	Schools
Features	Wet bar, PVC window, Closet Organizers
Parking Spaces	6
Parking	Attached Garage, Garage, Heated Garage, Parking Pad, RV
# of Garages	5

Interior

Appliances	Cooktop - Electric, Dishwasher, Oven, Microwave, Washer & Dryer
Heating	Natural gas In Floor Heating
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Fruit trees, Garden Area, Landscaped, Lawn
Foundation	Poured Concrete

Listing Details

Listing Office	Real Estate Professionals Inc.
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