

\$1,195,000 - 274413 1016 Drive E, Rural Foothills County

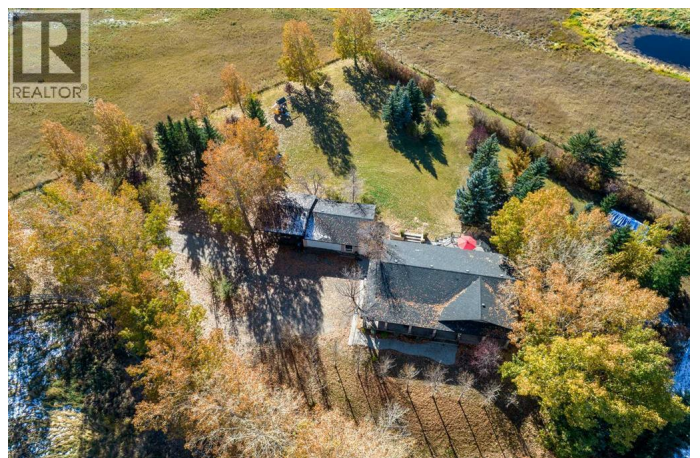
MLS® #A2264761

\$1,195,000

5 Bedroom, 3.00 Bathroom, 1,600 sqft
Single Family on 7.37 Acres

N/A, Rural Foothills County, Alberta

Beautiful country living just minutes away from the city! This WALKOUT bungalow is situated on over 7.3 acres of land and offers beautiful views to the west. Owned for over 2 decades by the same owners, this home has had numerous UPDATES over the years including all windows and doors replaced, a gas fire place addition, redone front deck, a wrap around veranda addition, redone stucco siding, newer hot water tank and well pressure tank, a new septic pump and redone garage concrete floor and insulation. Horse lovers will appreciate the AUTOMATIC horse waterer, the 12' x 22' hay shed with water and electricity, a horse shelter and being within a few minutes drive from the Hebson arena and Willowside equestrian estates. Inside, the main level features a spacious living room, dining area and a well appointed kitchen with modern appliances and plenty of cabinets. On this level, there are also 3 bedrooms and 2 full bathrooms with the primary bedroom featuring its own 4-pc ensuite bathroom. The fully finished WALKOUT basement is complete with 2 additional bedrooms, a 3-piece bathroom and plenty of storage space for all your family's needs. Soak in the sun on your WEST-FACING, oversized (13' x 33') deck while you take in the gorgeous views of your property. The heated triple garage ensures all your parking needs are met. 82 trees have been added to the driveway,



bringing the total to 320 trees on the property!
The land has also been PROFESSIONALLY LANDSCAPED to maximize itâ€™s use and enjoyment. This home offers an escape from the city life while being conveniently located within just a 30 minute drive from downtown Calgary and a 12-15 minute drive from the South Health Campus hospital, the Dâ€™arcy Ranch Golf course and the Seton and Okotoks shopping plazas with grocery stores, shops and restaurants. The land use also allows for potential SUBDIVISION (subject to approval by the county). This property is a must see! Call to book your private showing today.
(id:6289)

Built in 1983

Essential Information

Listing #	A2264761
Price	\$1,195,000
Bedrooms	5
Bathrooms	3.00
Square Footage	1,600
Acres	7.37
Year Built	1983
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	274413 1016 Drive E
Subdivision	N/A
City	Rural Foothills County
Province	Alberta
Postal Code	T1S7B1

Amenities

Features	Other, No neighbours behind, No Smoking Home
Parking	Detached Garage

of Garages 3

Interior

Appliances Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Garage door opener, Washer & Dryer

Heating Natural gas Forced air

Cooling None

Fireplace Yes

of Fireplaces 1

of Stories 1

Has Basement Yes

Basement Walk out

Exterior

Exterior Stucco

Exterior Features Landscaped

Construction Wood frame

Foundation Poured Concrete, Wood

Listing Details

Listing Office eXp Realty



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Listing information last updated on October 22nd, 2025 at 7:33pm PDT