

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

MLS® #A2268352

\$1,545,000

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

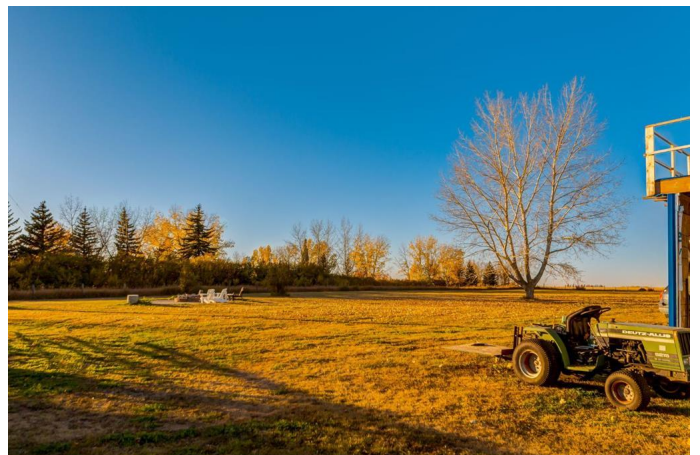
NONE, Rural Foothills County, Alberta

NEED EXTRA SPACE? BUSINESS? SHOP?
LAND? HOUSE? " 3 IN 1, YOU GET IT ALL
HERE!

Experience the best of both worlds " acreage living with city convenience! Situated on 4.5 gently rolling acres with panoramic foothills views, this property offers a fully renovated home and an exceptional multi-level shop, providing the ultimate setup for space, flexibility, and opportunity " just 15 minutes from both Calgary and Okotoks.

The open-concept main floor is drenched in natural light, with large windows capturing sweeping rural vistas. The designer kitchen, renovated in 2018, showcases custom cabinetry, granite counters, a large sit-up island, and premium stainless-steel appliances " perfect for entertaining or family gatherings. The main floor hosts two generous bedrooms, including a primary retreat with a luxurious five-piece ensuite featuring a freestanding tub, double sinks, and glass shower. A former third bedroom has been converted into a dream walk-in closet with window " an elegant dressing sanctuary. Two additional bedrooms on the lower level make this layout ideal for families, guests, or multigenerational living.

Extensive upgrades include high-end vinyl plank flooring throughout, fresh designer paint, motorized blinds, updated windows, a new roof, new septic system (2018), and a new well



(2025). The home is equipped with energy-efficient in-floor heating on both levels, powered by a gas boiler system, ensuring low utility costs and year-round comfort.

The former detached double garage has been professionally converted into a heated workshop and office area, offering a perfect setup for a home-based business, studio, or creative workspace, with no vehicle parking inside.

The crown jewel of this property is the oversized, multi-level shop. Designed for versatility and future potential, it features steel post construction, 200-amp electrical service, and rough-in plumbing and heating. A 14-foot drive-through door provides easy access for RVs, boats, or commercial vehicles. The heated main bay offers abundant room for projects or storage, while the second level is ready for a potential suite (subject to municipal approval) complete with a private balcony and breathtaking mountain views. The third level is currently used as a gym but could easily be transformed into a theatre room, recreation area, or additional storage space.

Perfect for entrepreneurs, contractors, mechanics, collectors, or anyone seeking a true live/work lifestyle, this remarkable property combines acreage privacy with city proximity. Acreage living meets modern comfort – the possibilities are endless here. Book your private showing today and discover the lifestyle you’ve been waiting for!

Built in 1971

Essential Information

MLS® #	A2268352
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, Additional Parking, Double Garage Attached, Heated Garage, Parking Pad, 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	Dishwasher, Electric Cooktop, Microwave, Washer/Dryer, Convection Oven, Double Oven
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning
Has Basement	Yes
Basement	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	November 2nd, 2025
Days on Market	16
Zoning	CR

Listing Details

Listing Office	Real Estate Professionals Inc.
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