

\$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

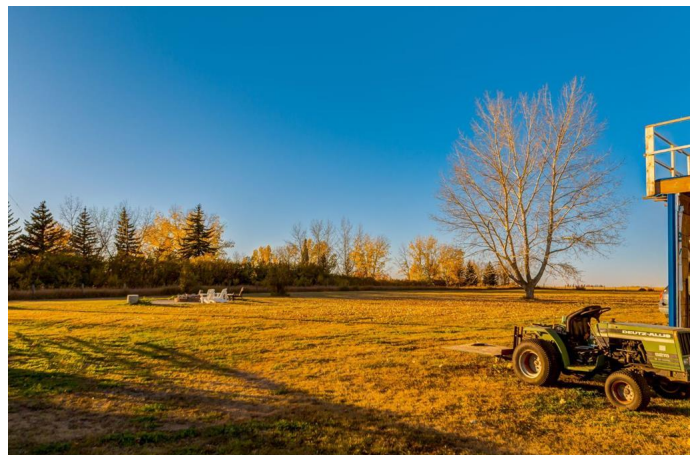
NONE, Rural Foothills County, Alberta

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	Convection Oven, Dishwasher, Double Oven, Electric Cooktop, Microwave, Washer/Dryer
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
Zoning	CR

Listing Details

Listing Office	Real Estate Professionals Inc.
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