



119016 273 Avenue E, Rural Foothills County, Alberta - \$1,595,000



Main Photo

Property Description

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 6,000 sq ft shop deliver a rare blend of luxury, function, and 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 features an elegant stand-alone tub. Some 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, and a new septic installed in 2018 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.

There is also a double attached 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 over 6,000 square feet 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, and 220V outlets. The heated main bay with space for up to 6 vehicles and 2 additional rooms can used as a workshop or office space. The second level is ideally situated for a future LEGAL SUITE (dependent on Municipality approval) with a private balcony and mountain views. As for the third-level there is an abundance of space for flexibility and extra storage. This property is ideal for entrepreneurs, mechanics, contractors, collectors, or those needing a "live/work" space. Meet the Perfect balance of rural serenity and city convenience. 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!

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