



# 119016 273 Avenue Rural Foothills County Alberta

\$1,950,000

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 be 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 v...

Bedroom 12.75 Ft x 9.83 Ft  
Bedroom 12.75 Ft x 11.33 Ft  
Storage 13.08 Ft x 7.25 Ft  
4pc Bathroom 10.92 Ft x 8.42 Ft

Living room 15.33 Ft x 11.83 Ft  
Foyer 8.92 Ft x 4.33 Ft  
Bedroom 10.42 Ft x 9.92 Ft  
Primary Bedroom 16.42 Ft x 12.33 Ft

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Listing Presented By:



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Laundry room	13.42 Ft x 8.58 Ft	Other	11.92 Ft x 10.42 Ft
Dining room	8.83 Ft x 8.83 Ft	3pc Bathroom	6.50 Ft x 4.50 Ft
Kitchen	18.00 Ft x 13.42 Ft	5pc Bathroom	8.00 Ft x 9.42 Ft