



119016 273 Avenue Rural Foothills County Alberta

\$1,450,000

Need extra space for your business? A commercial shop, land and beautifully renovated home? Set on 4.5 gently rolling acres with sweeping Foothills and mountain views, this exceptional property offers the rare luxury of peaceful acreage living—while remaining just 15 minutes from Calgary and Okotoks. Here, privacy, possibility, and proximity exist in perfect balance. The fully renovated home welcomes you with an open-concept main floor bathed in natural light, where oversized windows frame endless rural vistas in every season. At the heart of the home, is the renovated (2018) designer kitchen that is both beautiful and functional, featuring custom cabinetry, granite countertops, premium stainless-steel appliances, and a generous sit-up island—ideal for entertaining, family gatherings, or quiet mornings overlooking the land. Two spacious bedrooms anchor the main level, including a serene primary retreat with a spa-inspired five-piece ensuite complete with a freestanding tub, double sinks, and walk in shower. A former third bedroom has been thoughtfully transformed into a stunning walk-in closet with a window, creating an elegant dressing sanctuary. Downstairs, two additional bedrooms provide flexibility for families, guests, or multigenerational living. Extensive upgrades ensure peace of mind and modern comfort, including 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). Energy-efficient in-floor heating on both levels, powered by a boiler system, delivers year-round comfort with impressively low utility costs. The former detached double garage has been professionally converted into a heated workshop and office, offering an ideal space for a home-based business, studio, or creative retreat. The true show stopper, however, is the oversized, multi-level C...

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