



16102 273 Avenue Rural Foothills County Alberta

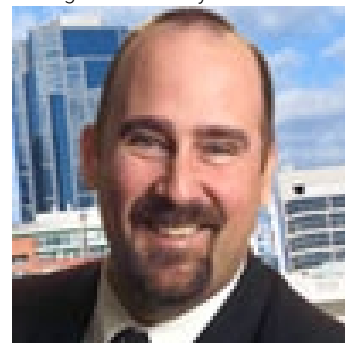
\$2,495,000

Breathtaking panoramic views of rolling countryside, sunrises, sunsets, the Rockies, and Calgary's skyline define this exceptional gated & fenced almost 40 acre property just 5 mins to Calgary city limits south. Original family owned and built, 1st time ever listed. Formerly a licensed commercial greenhouse operation, the beautifully landscaped property features mature trees, concrete walkways, and endless potential. The large cedar log bungalow offers warmth and character with 2 wood burning fireplaces, expansive living spaces, flexible bedrooms/offices, developed basement areas, and seamless indoor-outdoor living with decks, pergolas, and patios. Equipped with hydronic and forced-air heating, A/C, Vacu-Flo, security system, radon mitigation, dual wells, softened and distilled water, and a meticulously maintained septic system. Extensive infrastructure includes a triple garage, heated workshop, barn with loft, and three fully serviced greenhouses, with parking. Easy highway access to Calgary and Okotoks, school bus route, agricultural income potential, and future subdivision or home-based business opportunities (with county approval). A rare, versatile acreage so close to Calgary offering lifestyle, income, and long-term value. (id:6769)

Family room 17.67 Ft x 13.75 Ft
Other 13.58 Ft x 9.75 Ft
Workshop 14.83 Ft x 9.83 Ft
Laundry room 13.17 Ft x 12.92 Ft
Storage 21.17 Ft x 11.67 Ft
Storage 14.83 Ft x 12.83 Ft
3pc Bathroom Measurements not available
Living room 18.17 Ft x 14.83 Ft
Family room 23.17 Ft x 20.83 Ft
Kitchen 10.83 Ft x 10.83 Ft

Dining room 11.00 Ft x 9.67 Ft
Breakfast 16.50 Ft x 11.67 Ft
Other 29.50 Ft x 14.67 Ft
Primary Bedroom 14.33 Ft x 10.67 Ft
Bedroom 14.33 Ft x 10.67 Ft
Bedroom 11.00 Ft x 10.75 Ft
2pc Bathroom Measurements not available
4pc Bathroom Measurements not available
Workshop 30.92 Ft x 24.92 Ft

Listing Presented By:



Originally Listed by:
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RE/MAX Realty Professionals

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