



16102 273 Avenue Rural Foothills County Alberta

\$2,250,000

CALLING DEVELOPERS, INVESTORS & EQUESTRIANS! Rare opportunity on nearly 40 ACRES just 5 MINUTES south of Calgary city limits. Gated, fully fenced with breathtaking panoramic views of rolling countryside, spectacular sunrises & sunsets, the ROCKY MOUNTAINS and CALGARY SKYLINE. Original family-owned, first time ever offered for sale. Former licensed commercial greenhouse operation with mature landscaping, concrete walkways and exceptional versatility. HUGE CEDAR LOG WALKOUT BUNGALOW featuring 2 wood-burning fireplaces, expansive living spaces, flexible bedrooms/offices, developed basement and seamless indoor-outdoor living with decks, pergolas & patios. Extensive upgrades including hydronic & forced-air heating, A/C, Vacu-Flo, security system, radon mitigation, dual wells, softened & distilled water systems and meticulously maintained septic. Triple garage, heated workshop, barn with loft, three serviced greenhouses and ample parking. Ideal for agricultural use, equestrian lifestyle, home-based business or future subdivision potential (County approval required). Easy highway access to Calgary & Okotoks, school bus route. A truly rare acreage offering lifestyle, income potential and long-term investment value this close to the city. (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:
CIR Realty

RE/MAX Realty Professionals

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