



**GRASSROOTS**  
REALTY GROUP

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**16111 274 Avenue E**  
**Rural Foothills County, Alberta**

**MLS # A2275234**

**\$2,745,000**



|           |  |        |                   |
|-----------|--|--------|-------------------|
| Division: | NONE   |        |                   |
| Type:     | Residential/House  |        |                   |
| Style:    | Acreage with Residence, Bungalow   |        |                   |
| Size:     | 1,244 sq.ft.   | Age:   | 1997 (28 yrs old) |
| Beds:     | 3  | Baths: | 2 full / 4 half   |
| Garage:   | Parking Pad, Quad or More Detached, RV Access/Parking                    |        |                   |
| Lot Size: | 24.02 Acres  |        |                   |
| Lot Feat: | Backs on to Park/Green Space, Cleared, Creek/River/Stream/Pond, No Neigh |        |                   |

|             |  |            |                           |
|-------------|--|------------|---------------------------|
| Heating:    | Boiler, In Floor, Forced Air, Natural Gas, Solar, Wood, Wood Stove   | Water:     | Cistern, Well             |
| Floors:     | Hardwood, Vinyl  | Sewer:     | Septic Field, Septic Tank |
| Roof:       | Concrete, Metal, See Remarks   | Condo Fee: | -                         |
| Basement:   | Full   | LLD:       | 21-21-29-W4               |
| Exterior:   | Stone, Stucco  | Zoning:    | A                         |
| Foundation: | Poured Concrete  | Utilities: | -                         |
| Features:   | Breakfast Bar, Central Vacuum, French Door, Jetted Tub, No Smoking Home, Separate Entrance, Storage, Walk-In Closet(s) |            |                           |

**Inclusions:** Piano

Exceptional 24.02-acre property with breathtaking 360° views of the countryside, sunrises, sunsets, and the Rocky Mountains. Fully fenced and gated, this former licensed commercial operation features extensive concrete walkways, patios, and aprons. A year-round headwater spring feeds three connected ponds with agricultural water rights. The home offers a wrap-around deck, walkout lower level, hardwood floors, 3 bedrooms, multiple baths, a Vermont Castings wood-burning heater, spacious rec room, and ample storage. A well-designed fully PERMITTED commercial complex (cost to build today \$800k) includes a 2-storey COMMERCIAL CODE building, warehousing/storage, studio attached via a reception/office is a huge workshop with 12'x12' overhead door. All are extensively serviced with hydronic heating, heated concrete floors, A/C (select buildings), Vacu-Flo, radon mitigation, security and intercom systems, hail-resistant roofing, and robust utilities. Well and 3,000-gallon cistern, softened and distilled water, multiple hydrants, stock waterer, annually maintained septic, grid-tied SOLAR system (\$70k) with surplus power credits, and standby diesel generator. Ideally located with quick access to Calgary & Okotoks, also on a school bus route, with hayed fields and excellent potential for subdivision, secondary suite, or home-based business (County approval required).