



GRASSROOTS
REALTY GROUP

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16006 274 Avenue E
Rural Foothills County, Alberta

MLS # A2328189



\$1,650,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,766 sq.ft.	Age:	1995 (31 yrs old)
Beds:	6	Baths:	4 full / 2 half
Garage:	Triple Garage Attached		
Lot Size:	9.10 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Greenbelt, Landscaped, Lawn, Native Plants, Private, R		

Heating:	Central, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Tile, Vinyl Plank, Wood	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	28-21-29-W4
Exterior:	Mixed	Zoning:	CR
Foundation:	Preserved Wood	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Kitchen Island, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: X2 for everything as two kitchen 2 laundry etc.

Welcome to country living just minutes from the city — an exceptional, fully finished 6-bedroom walkout bungalow set on an incredibly private, treed 9.1-acre parcel. Perfect for multi-family living, extended family or those who love space, convenience and active family life. Highlights: 5,513+ sq. ft. of thoughtfully designed living space — virtually two homes in one: identical main floor and walk-out lower level floor plans. 3 beds / 3 baths on the main level and 3 beds / 3 baths on the lower level — ideal for multi-generational living, or guests. Two full chef's kitchens (both with gas ranges) — entertain upstairs, let teens or in-laws run their own show downstairs. Oversized great rooms on both levels with gas fireplaces and soaring ceilings (10' on main; 9' on walkout). Two Laundry Rooms! Two separate master suites — each with enormous ensuites and double / Triple walk-in closets. Ample additional bedrooms and bathrooms on each level for family, guests and flexibility. Grand front entrance and former roundabout driveway give a great arrival experience. Triple oversized heated garage with direct entry to the main floor — mudroom convenience for hockey gear, bikes and boots. Circular driveway, private setting surrounded by Saskatoon bushes and a mature forest — tons of outdoor play and privacy. Fabulous outdoors: nearly 10 acres for kids to roam, explore the woods, ride bikes or build forts — yet only minutes from amenities. Location & Lifestyle: Only ~10 minutes to Okotoks and ~10 minutes to Calgary's South Health Campus. Two schools and Scott Seaman Sports Rink just 2 minutes away — close to school, and hockey. Country tranquility with city convenience — perfect for families who want acreage and access to urban services. Imagine pulling in after work, dropping

hockey bags in a warm garage, watching kids disappear into their own backyard wilderness, or hosting two holiday dinners — one on each level. With flexible living spaces, excellent location and stunning grounds, this property is a rare blend of function, fun and elevation. With Great Mountain Views!