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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).