# \$1,195,000 - 274413 1016 Drive E, Rural Foothills County

MLS® #A2264761

\$1,195,000

5 Bedroom, 3.00 Bathroom, 1,600 sqft Residential on 7.37 Acres

NONE, Rural Foothills County, Alberta

Beautiful country living just minutes away from the city! This WALKOUT bungalow is situated on over 7.3 acres of land and offers beautiful views to the west. Owned for over 2 decades by the same owners, this home has had numerous UPDATES over the years including all windows and doors replaced, a gas fire place addition, redone front deck, a wrap around veranda addition, redone stucco siding, newer hot water tank and well pressure tank, a new sceptic pump and redone garage concrete floor and insulation. Horse lovers will appreciate the AUTOMATIC horse waterer, the 12' x 22' hay shed with water and electricity, a horse shelter and being within a few minutes drive from the Hebson arena and Willowside equestrian estates. Inside, the main level features a spacious living room, dining area and a well appointed kitchen with modern appliances and plenty of cabinets. On this level, there are also 3 bedrooms and 2 full bathrooms with the primary bedroom featuring its own 4-pc ensuite bathroom. The fully finished WALKOUT basement is complete with 2 additional bedrooms, a 3-piece bathroom and plenty of storage space for all your family's needs. Soak in the sun on your WEST-FACING, oversized (13' x 33') deck while you take in the gorgeous views of your property. The heated triple garage ensures all your parking needs are met. 82 trees have been added to the driveway,







bringing the total to 320 trees on the property! The land has also been PROFESSIONALLY LANDSCAPED to maximize it's use and enjoyment. This home offers an escape from the city life while being conveniently located within just a 30 minute drive from downtown Calgary and a 12-15 minute drive from the South Health Campus hospital, the D'arcy Ranch Golf course and the Seton and Okotoks shopping plazas with grocery stores, shops and restaurants. The land use also allows for potential SUBDIVISION (subject to approval by the county). This property is a must see! Call to book your private showing today.

Built in 1983

# **Essential Information**

MLS® # A2264761 Price \$1,195,000

Bedrooms 5

Bathrooms 3.00

Full Baths 3

Square Footage 1,600 Acres 7.37

Year Built 1983

Type Residential

Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

# **Community Information**

Address 274413 1016 Drive E

Subdivision NONE

City Rural Foothills County

County Foothills County

Province Alberta
Postal Code T1S7B1

## **Amenities**

Parking Triple Garage Detached

# of Garages 3

#### Interior

Interior Features No Smoking Home, Pantry

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

# of Fireplaces 1
Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

# **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Few Trees, Landscaped, Many Trees, No Neighbours Behind, Secluded,

Open Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete, Wood

## **Additional Information**

Date Listed October 19th, 2025

Days on Market 13
Zoning CR

# **Listing Details**

Listing Office eXp Realty

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