

# \$1,089,000 - 200, 274128 320 Street E, Rural Foothills County

MLS® #A2219962

**\$1,089,000**

4 Bedroom, 2.00 Bathroom, 2,059 sqft  
Residential on 15.00 Acres

NONE, Rural Foothills County, Alberta

SHOP & HOUSE on 15 Acres. This one-of-kind property near the Bow River offers endless opportunities. The 1994 bungalow features 4 bedrooms, vaulted ceilings, and a spacious open kitchen/family room with stunning views. The full basement is ready for your future development plans.

The home is equipped with triple E energy-efficient windows, hardy board exterior, and a new rear deck (2023). The roof shingles were replaced in 2018. The property's MASSIVE 70' x 60' shop is a standout feature, offering power, insulation, and a lined interior. It includes four 16' x 16' overhead doors with openers, four man doors, and a base prepared for a concrete floor. Located just 30 minutes from Okotoks and South Campus Hospital, this exceptional property won't last long.



Built in 1994

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2219962    |
| Price          | \$1,089,000 |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 2,059       |
| Acres          | 15.00       |
| Year Built     | 1994        |

|          |                                  |
|----------|----------------------------------|
| Type     | Residential                      |
| Sub-Type | Detached                         |
| Style    | Acreage with Residence, Bungalow |
| Status   | Active                           |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 200, 274128 320 Street E |
| Subdivision | NONE                     |
| City        | Rural Foothills County   |
| County      | Foothills County         |
| Province    | Alberta                  |
| Postal Code | T0L 0J0                  |

### Amenities

|         |                                  |
|---------|----------------------------------|
| Parking | Insulated, Quad or More Detached |
|---------|----------------------------------|

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Laminate Counters, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer   |
| Heating           | Forced Air, Natural Gas                                             |
| Cooling           | None                                                                |
| Has Basement      | Yes                                                                 |
| Basement          | Full, Unfinished                                                    |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | None                                 |
| Lot Description   | Pasture, Private, Views, Yard Lights |
| Roof              | Asphalt Shingle                      |
| Construction      | Composite Siding, Wood Frame         |
| Foundation        | Wood                                 |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 10th, 2025 |
| Days on Market | 4              |
| Zoning         | CR             |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.