

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

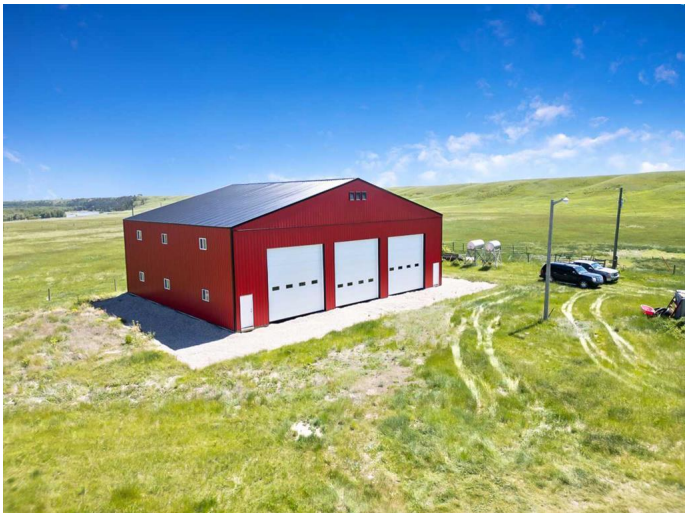
MLS® #A2219962

**\$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
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### 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	3
Zoning	CR

### Listing Details

Listing Office	Royal LePage Solutions
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