

# \$975,000 - 200, 274128 320 Street E, Rural Foothills County

MLS® #A2232545

**\$975,000**

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® #         | A2232545  |
| Price          | \$975,000 |
| 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    | June 20th, 2025 |
| Days on Market | 43              |
| Zoning         | CR              |

### Listing Details

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

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