

**16006 274 Avenue E**  
**Rural Foothills County, Alberta**

**MLS # A2328189**



**\$1,650,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,766 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	9.10 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Greenbelt, Landscaped, Lawn, Native Plants, Private, R		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl Plank, Wood	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	28-21-29-W4
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	CR
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Phone, R
<b>Features:</b>	Kitchen Island, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** X2 for everything as two kitchen 2 laundry etc.

Welcome to country living just minutes from the city &mdash; an exceptional, fully finished 6-bedroom walkout bungalow set on an incredibly private, treed 9.1-acre parcel. Perfect for multi-family living, extended family or those who love space, convenience and active family life. Highlights: 5,513+ sq. ft. of thoughtfully designed living space &mdash; virtually two homes in one: identical main floor and walk-out lower level floor plans. 3 beds / 3 baths on the main level and 3 beds / 3 baths on the lower level &mdash; ideal for multi-generational living, or guests. Two full chef's kitchens (both with gas ranges) &mdash; entertain upstairs, let teens or in-laws run their own show downstairs. Oversized great rooms on both levels with gas fireplaces and soaring ceilings (10' on main; 9' on walkout). Two Laundry Rooms! Two separate master suites &mdash; each with enormous ensuites and double / Triple walk-in closets. Ample additional bedrooms and bathrooms on each level for family, guests and flexibility. Grand front entrance and former roundabout driveway give a great arrival experience. Triple oversized heated garage with direct entry to the main floor &mdash; mudroom convenience for hockey gear, bikes and boots. Circular driveway, private setting surrounded by Saskatoon bushes and a mature forest &mdash; tons of outdoor play and privacy. Fabulous outdoors: nearly 10 acres for kids to roam, explore the woods, ride bikes or build forts &mdash; yet only minutes from amenities. Location & Lifestyle: Only ~10 minutes to Okotoks and ~10 minutes to Calgary's South Health Campus. Two schools and Scott Seaman Sports Rink just 2 minutes away &mdash; close to school, and hockey. Country tranquility with city convenience &mdash; perfect for families who want acreage and access to urban services. Imagine pulling in after work, dropping

hockey bags in a warm garage, watching kids disappear into their own backyard wilderness, or hosting two holiday dinners &mdash; one on each level. With flexible living spaces, excellent location and stunning grounds, this property is a rare blend of function, fun and elevation. With Great Mountain Views!