

\$950,000 - 306153 272 Street E, Rural Foothills County

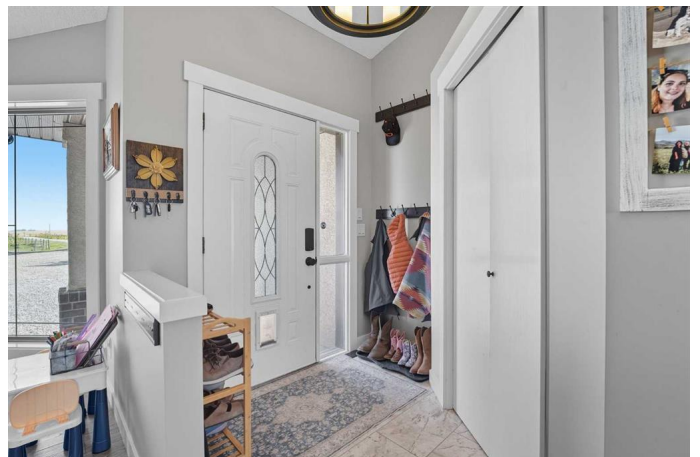
MLS® #A2259955

\$950,000

5 Bedroom, 3.00 Bathroom, 1,573 sqft
Residential on 14.04 Acres

NONE, Rural Foothills County, Alberta

14 acres of flat, cross fenced land with endless opportunity & a move-in ready fully finished updated bungalow that offers mountain, pasture & city views! This tranquil location delivers gorgeous sunrises & stunning sunsets. The perfect land setup for horses, chickens, a dirt bike track, future riding arena, skating rink or whatever your family can dream up! It even provides a fenced-in "yard space" with a large deck out back to enjoy your mountain views & plush-manicured grass beneath your bare feet! The possibilities are endless & you're just far enough to officially feel like you're in the country but close enough to all the conveniences when you need to cruise the blacktop to town! Approximately 25minutes to Okotoks Costco, Seton Superstore, Bob Snodgrass Recreation Centre in High River, YMCA Seton, Heritage Pointe Restaurants, fuel, spa, medical clinic & liquor store AND even Big Sky BBQ Pit for some of the best BBQ in Alberta! This BRIGHT, updated & FUNCTIONAL home has been meticulously maintained & cared for and is shown throughout. Character is shown with archways, vaulted ceiling, nooks, NEW PREMIUM FLOORING & warm accents! The lower level is laid out in such a way that it lends itself to an open-concept yet separated recreation space, family room & flex space! It is soo functional & BRIGHT with its NEW WINDOWS, NEW CARPET and includes two additional bedrooms & an updated 3 piece bathroom! Additional mentions include an



electric gate, over 150 trees planted with drip line, new sliding door to back deck, all poly B piping replaced, hot tub hook ups on west side, 3 year old wire fence around perimeter w/new corner posts - top wire electric.

Feel the freedom & serenity of being in the country with quick, easy "no traffic to worry about" conveniences within 25 minutes!!
Schedule your showing before it's scooped up & appreciated by someone else!

Built in 1996

Essential Information

MLS® #	A2259955
Price	\$950,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,573
Acres	14.04
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	306153 272 Street E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0J0

Amenities

Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Gravel Driveway
# of Garages	2

Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Oven, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile, Blower Fan
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Dog Run, Fire Pit, Other, Storage
Lot Description	Level, Rectangular Lot, Cleared
Roof	Asphalt
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2025
Days on Market	9
Zoning	CR

Listing Details

Listing Office	CIR Realty
----------------	------------

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