

# \$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	Private, Views, Pasture, Yard Lights
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Wood

### Additional Information

Date Listed	June 20th, 2025
Days on Market	9
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.