

# \$1,200,000 - 113150 2453 Drive E, Rural Foothills County

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MLS® #A2240459

**\$1,200,000**

4 Bedroom, 3.00 Bathroom, 1,812 sqft  
Residential on 7.25 Acres

Alder Heights, Rural Foothills County, Alberta

**\*OPEN HOUSE Saturday 1:30-3:30\*** Welcome to this incredible 7.25-acre property in Alder Heights—a rare opportunity to own a modern acreage home with a guest house, thoughtfully set up for horses, dogs, and acreage living, just 20 minutes to Calgary and 10 minutes to Okotoks.

Through the private security gate, you're welcomed by a lovely home flooded with natural light, high ceilings, and open-concept living that blends comfort and function. The main floor features a spacious living room with a cozy wood-burning fireplace, flooded with natural light from large windows overlooking the pastures, and a kitchen designed for everyday ease; complete with stainless steel appliances, quartz countertops, gas stove, prep sink with reverse osmosis, and direct access to a wraparound balcony with panoramic views.

The primary bedroom is impressively large, offering a peaceful retreat with a private ensuite and ample space to unwind. An additional bedroom and full bathroom are conveniently located just off the front entry, perfect for guests or family.

Head downstairs to the fully finished walkout basement, which serves as the perfect extension of living space—ideal for children, play areas, or multigenerational use. The basement features a full kitchenette, expansive living and dining space, two



generous bedrooms, and a full bathroom.

Durable in-floor heating and easy-to-clean flooring run throughout.

The home offers a triple oversized garage and workshop - an oversized double that's heated with in-floor heating, plus an additional attached single garage for extra parking, storage, gym or whatever you prefer! At the rear of the property, you'll also find additional covered parking with power, perfect for trailers, recreational vehicles, or toys.

Outside, the property is fully fenced and cross-fenced, complete with heated automatic waterer, multiple horse shelters, hay storage, and a covered round pen. A heated, insulated chicken coop adds even more value.

The guest house includes a kitchenette with dishwasher, 3-piece bathroom, living area with wood stove, and bedroom - perfect for guests, studio use, or a tack room.

Located in the horse-friendly community of Alder Heights, you'll also enjoy access to a community reserve with a riding ring, picnic area, and park - no HOA fees. Incredible value in this property, it won't last long! Home warranty is in place until July 2027.

Built in 2018

## Essential Information

MLS® #	A2240459
Price	\$1,200,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,812
Acres	7.25
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	3 Level Split, Acreage with Residence

Status Active

### Community Information

Address 113150 2453 Drive E  
Subdivision Alder Heights  
City Rural Foothills County  
County Foothills County  
Province Alberta  
Postal Code T0L 0A0

### Amenities

Parking Spaces 20  
Parking Heated Garage, Insulated, Oversized, RV Access/Parking, Triple Garage Attached  
# of Garages 3

### Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Sump Pump(s)  
Appliances Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Water Softener  
Heating In Floor, Propane  
Cooling None  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Wood Burning  
Has Basement Yes  
Basement Exterior Entry, Finished, Full, Walk-Out

### Exterior

Exterior Features Balcony, Dog Run, Fire Pit, Garden, Private Yard, Storage  
Lot Description Few Trees, No Neighbours Behind, Private, Secluded  
Roof Asphalt Shingle  
Construction Cement Fiber Board, Composite Siding, Metal Siding, Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed July 17th, 2025

Days on Market	4
Zoning	CR

**Listing Details**

Listing Office	eXp Realty
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