

# \$1,349,900 - 290099 1016 Drive E, Rural Foothills County

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MLS® #A2241084

**\$1,349,900**

5 Bedroom, 2.00 Bathroom, 1,175 sqft  
Residential on 10.45 Acres

NONE, Rural Foothills County, Alberta

Welcome to this exceptional 10.45-acre walkout bungalow property ideally located between Calgary and Okotoks, offering over 2,200 sq ft of beautifully developed living space, stunning mountain views, and endless potential! This updated 5-bedroom, 2-bathroom home sits in a peaceful, private setting surrounded by mature trees and boasts a new full-width front deck—perfect for soaking in the morning sunrise—and a massive 14' x 44' west-facing deck for evening BBQs with a view. Step inside to discover a bright, modern white kitchen with stainless steel appliances, a cozy dining area, and a spacious living room where you can relax and take in the spectacular scenery. The main floor also offers three generously sized bedrooms and an upgraded 4-piece bath. The fully developed walkout basement features a large family room with patio doors to the yard, two additional bedrooms, a 3-piece bathroom, laundry area, and ample storage space. This home features many updates including a newer hot water tank, upgraded furnace, roof shingles replaced last year, and a water purification system. Outside, you'll find an oversized 26.5' x 35' heated shop, an older rewired 28' x 22' barn (sold as-is), a greenhouse, and a triple detached garage with a double door—ideal for hobbyists or car enthusiasts. With three wells on the property (two currently in use), plenty of



room for animals, and easy access to Highway 2, this is the perfect setup for families, hobby farmers, or those simply seeking peace and space. Opportunities like this are rare—come see it for yourself!

Built in 1981

**Essential Information**

|                |                               |
|----------------|-------------------------------|
| MLS® #         | A2241084                      |
| Price          | \$1,349,900                   |
| Bedrooms       | 5                             |
| Bathrooms      | 2.00                          |
| Full Baths     | 2                             |
| Square Footage | 1,175                         |
| Acres          | 10.45                         |
| Year Built     | 1981                          |
| Type           | Residential                   |
| Sub-Type       | Detached                      |
| Style          | Acreage with Residence, Villa |
| Status         | Active                        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 290099 1016 Drive E    |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S 1A2                |

**Amenities**

|              |                                                                                                    |
|--------------|----------------------------------------------------------------------------------------------------|
| Parking      | Double Garage Detached, Front Drive, Heated Garage, Insulated, Gravel Driveway, Workshop in Garage |
| # of Garages | 3                                                                                                  |

**Interior**

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Storage                                                                                                            |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings, Water Purifier |

|              |                          |
|--------------|--------------------------|
| Heating      | Forced Air, Natural Gas  |
| Cooling      | None                     |
| Has Basement | Yes                      |
| Basement     | Finished, Full, Walk-Out |

## Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Storage, Rain Gutters                                   |
| Lot Description   | Front Yard, Landscaped, No Neighbours Behind, Fruit Trees/Shrub(s), Many Trees, Pasture |
| Roof              | Asphalt Shingle                                                                         |
| Construction      | Stucco, Wood Frame                                                                      |
| Foundation        | Poured Concrete                                                                         |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 26              |
| Zoning         | CR              |

## Listing Details

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

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