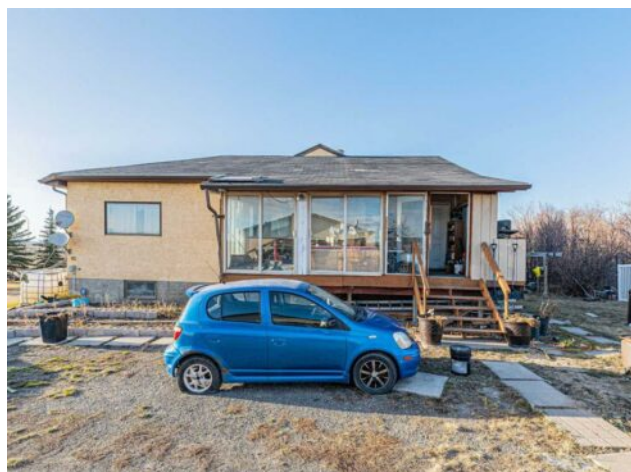


266110 1014 Drive E
Rural Foothills County, Alberta

MLS # A2238839



\$1,100,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,911 sq.ft.	Age:	1974 (51 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	2.59 Acres		
Lot Feat:	Irregular Lot, Rolling Slope, Treed, Views		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	29-21-29-W4
Exterior:	Stucco	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Storage shed @ back and Water Softener as is

Bungalow with a total of 5 Bedrooms, 4 Bathrooms, double detached Garage , Prime Southeast-Facing Property with Stunning City & Mountain Views – 2.59 Acres Situated on a high elevation, this rare triangle-shaped 2.59-acre parcel offers panoramic views of the city skyline and surrounding mountains. Located in a prime location, this unique property features a spacious bungalow with a double detached garage (with double doors) and plenty of room for future development or customization. Main Floor Highlights: • Bright and open living room with dining area • Functional kitchen with ample cabinetry • Master bedroom with private ensuite bathroom • Two additional bedrooms served by a common full bathroom Basement Features (Illegal Suite): • Separate entrance for privacy • 2 generously sized bedrooms • 2 bathrooms • Fully equipped kitchen • Laundry room • Currently rented to a tenants for additional income potential This is a must-see opportunity with incredible potential—whether you’re looking for a serene family home, income property, or land for future development. Don’t miss out! Be the first to view this exceptional property—contact your favorite REALTOR® today to book a showing! INSIDE HOUSE PICTURES ARE PREVIOUSLY TAKEN.