

\$1,149,900 - 200, 5054 274 Avenue W, Rural Foothills County

MLS® #A2260287

\$1,149,900

5 Bedroom, 4.00 Bathroom, 1,889 sqft
Residential on 3.89 Acres

NONE, Rural Foothills County, Alberta

Acreage Living Between Okotoks & Calgary. A beautiful tree-lined driveway leads you through a gated entrance to this private country retreat, complete with a circular drive and stunning manicured yard. This sprawling walkout bungalow offers over 3,500 sq ft of developed living space, a quaint front porch, and an oversized heated triple garage with in-floor heat. Step inside and you'll notice every room is generous in size. The living room boasts vaulted ceilings, expansive west facing windows that flood the space with natural light, and a double-sided fireplace shared with the dining room. The kitchen is a chef's delight with a ton of cabinets, a huge walkthrough pantry, and newer black stainless appliances (stove 2022, dishwasher 2023, refrigerator 2024). Enjoy your morning coffee while taking in the incredible east facing views of Alberta's wide-open prairie and big blue skies. The massive mudroom is designed for busy families, offering laundry, tons of storage for coats and shoes, space for a freezer, and direct access to the garage. In the bedroom wing, the primary suite easily fits king-sized furniture and includes a 5 piece ensuite with a deep soaker tub, large walk-in shower, and dual sinks. Two additional spacious bedrooms share a 4 piece bath. The walkout basement doesn't feel like a basement at all thanks to the large windows that make it bright and welcoming. With in-floor heat and a high



efficiency furnace (installed in 2024), itâ€™s warm and inviting year-round. This level includes two more good-sized bedrooms, a huge 4 piece bathroom, and an expansive entertaining area, perfect for a home gym, games room, media area, and crafts. There is also air conditioning to keep you cool in the warmer months. Outside, the fully fenced backyard keeps pets safe while still offering plenty of pasture. The huge deck includes the gazebo making it easy to stay outside and enjoy even the rainy season. Additional outbuildings include two (non-compliant) sheds and a 30â€™x40â€™ quonset, providing fantastic storage and workspace options. If youâ€™ve been dreaming of country living with quick access to both Calgary and Okotoks, this property truly has it all, privacy, space, and modern comfort in a breathtaking setting.

Built in 2006

Essential Information

MLS® #	A2260287
Price	\$1,149,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,889
Acres	3.89
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	200, 5054 274 Avenue W
Subdivision	NONE

City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0X0

Amenities

Parking Spaces	10
Parking	Heated Garage, Oversized, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Breakfast Bar, Central Vacuum, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Boiler, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Double Sided, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Dog Run, Garden, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Dog Run Fenced In, Front Yard, Garden, Gazebo, Landscaped, Lawn, Private, Pasture
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2025
Days on Market	7
Zoning	CR

Listing Details

Listing Office	RE/MAX Realty Professionals
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