

# **\$1,399,000 - 266110 1014 Drive E, Rural Foothills County**

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MLS® #A2210832

**\$1,399,000**

3 Bedroom, 2.00 Bathroom, 1,911 sqft  
Residential on 2.59 Acres

NONE, Rural Foothills County, Alberta

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 2 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.

Built in 1974

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2210832                         |
| Price          | \$1,399,000                      |
| Bedrooms       | 3                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,911                            |
| Acres          | 2.59                             |
| Year Built     | 1974                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 266110 1014 Drive E    |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S 4S5                |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Utilities      | Natural Gas Available, Electricity Connected |
| Parking Spaces | 4                                            |
| Parking        | Double Garage Detached                       |
| # of Garages   | 2                                            |

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                |
| Appliances        | Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, |

|                 |                                   |
|-----------------|-----------------------------------|
|                 | Window Coverings, Water Softener  |
| Heating         | Forced Air                        |
| Cooling         | None                              |
| Fireplace       | Yes                               |
| # of Fireplaces | 1                                 |
| Fireplaces      | Electric, Living Room, Decorative |
| Has Basement    | Yes                               |
| Basement        | Exterior Entry, Finished, Full    |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Private Yard                                                 |
| Lot Description   | Corner Lot, Cul-De-Sac, Triangular Lot, Views, Rolling Slope |
| Roof              | Asphalt Shingle                                              |
| Construction      | Stucco                                                       |
| Foundation        | Poured Concrete                                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 71              |
| Zoning         | CR              |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | 4th Street Holdings Ltd. |
|----------------|--------------------------|

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