

\$775,000 - 290053 96 Street E, Rural Foothills County

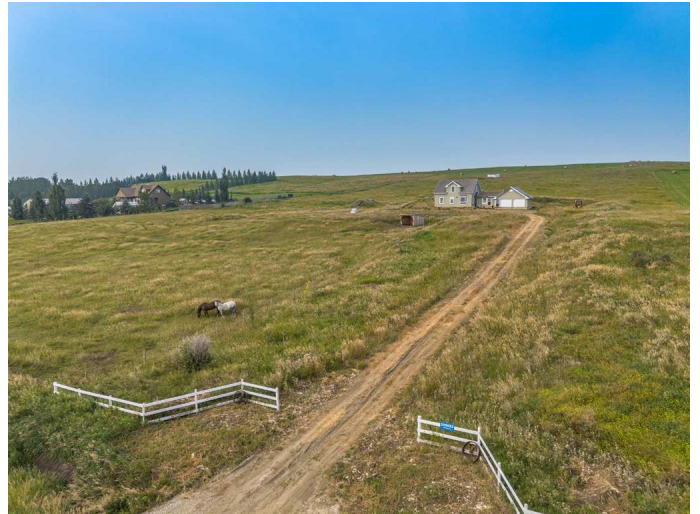
MLS® #A2253969

\$775,000

4 Bedroom, 2.00 Bathroom, 3,186 sqft
Residential on 6.99 Acres

NONE, Rural Foothills County, Alberta

A once-in-a-lifetime opportunity awaits the visionary investor or a hands-on renovator. This property is a true handyman's special, offering an incredible opportunity to create the home of your dreams. Situated on a serene 6.99-acre parcel of beautiful prairie land, this expansive 3,186 sq ft home is a rare find with a storied past and unlimited potential. The original structure, dating back to the early 1900s, was lovingly renovated and expanded in 2005. The home was recently moved to this property in 2023 and placed on a new, nine-foot poured concrete foundation, marking the first step in its grand transformation. Inside, you'll find an impressive layout with four large bedrooms, two bathrooms, and spacious, light-filled rooms. Features include hardwood floors and a massive kitchen with granite countertops, ample storage, and a gas range with stainless steel appliances. This property is a project for those with a keen eye for value and a desire for sweat equity. The home is being sold as-is-where-is and requires significant work to obtain occupancy. The breezeway and oversized double garage need to be reattached, and the foundation and basement, currently gravel-floored, require finishing. Utilities are available at the road, but the home is not yet connected to gas, electricity, or septic. Water is available from a drilled well but will need to be connected to the home. A quote for the work needed to complete the project and other documents are available upon request. The location is



unparalleled. Enjoy the tranquility of rural living while being just a 15-minute commute to South Calgary or Okotoks. The property is conveniently located near Heritage Heights School and Scott Seaman Sports Rink.

Important Note: This is an unfinished property. It does not have occupancy or utilities. Access to the basement is currently not available, and the foundation needs to be sealed, and windows installed. Please do not enter the property without a private showing request. Expired development permits may be extended with the county with request. This is a unique chance to acquire a vast property and customize it from the ground up to your exact specifications. Don't miss this rare opportunity to build your future.

Essential Information

MLS® #	A2253969
Price	\$775,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	3,186
Acres	6.99
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	290053 96 Street E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 3Y9

Amenities

Utilities	Electricity at Lot Line, Natural Gas at Lot Line, None
Parking Spaces	6
Parking	Double Garage Attached, Garage Faces Front, Oversized, Gravel Driveway
# of Garages	2

Interior

Interior Features	Double Vanity, Granite Counters, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Range Hood, Refrigerator
Heating	Baseboard, None
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Front Yard, Rectangular Lot, Sloped
Roof	Cedar Shake
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 15th, 2025
Days on Market	9
Zoning	CRA

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.