

\$1,200,000 - 113150 2453 Drive E, Rural Foothills County

MLS® #A2240459

\$1,200,000

4 Bedroom, 3.00 Bathroom, 1,812 sqft
Residential on 7.25 Acres

Alder Heights, Rural Foothills County, Alberta

OPEN HOUSE Saturday 1:30-3:30 Welcome to this incredible 7.25-acre property in Alder Heights—a rare opportunity to own a modern acreage home with a guest house, thoughtfully set up for horses, dogs, and acreage living, just 20 minutes to Calgary and 10 minutes to Okotoks.

Through the private security gate, you're welcomed by a lovely home flooded with natural light, high ceilings, and open-concept living that blends comfort and function. The main floor features a spacious living room with a cozy wood-burning fireplace, flooded with natural light from large windows overlooking the pastures, and a kitchen designed for everyday ease; complete with stainless steel appliances, quartz countertops, gas stove, prep sink with reverse osmosis, and direct access to a wraparound balcony with panoramic views.

The primary bedroom is impressively large, offering a peaceful retreat with a private ensuite and ample space to unwind. An additional bedroom and full bathroom are conveniently located just off the front entry, perfect for guests or family.

Head downstairs to the fully finished walkout basement, which serves as the perfect extension of living space—ideal for children, play areas, or multigenerational use. The basement features a full kitchenette, expansive living and dining space, two



generous bedrooms, and a full bathroom.

Durable in-floor heating and easy-to-clean flooring run throughout.

The home offers a triple oversized garage and workshop - an oversized double that's heated with in-floor heating, plus an additional attached single garage for extra parking, storage, gym or whatever you prefer! At the rear of the property, you'll also find additional covered parking with power, perfect for trailers, recreational vehicles, or toys.

Outside, the property is fully fenced and cross-fenced, complete with heated automatic waterer, multiple horse shelters, hay storage, and a covered round pen. A heated, insulated chicken coop adds even more value.

The guest house includes a kitchenette with dishwasher, 3-piece bathroom, living area with wood stove, and bedroom - perfect for guests, studio use, or a tack room.

Located in the horse-friendly community of Alder Heights, you'll also enjoy access to a community reserve with a riding ring, picnic area, and park - no HOA fees. Incredible value in this property, it won't last long! Home warranty is in place until July 2027.

Built in 2018

Essential Information

MLS® #	A2240459
Price	\$1,200,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,812
Acres	7.25
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	3 Level Split, Acreage with Residence

Status Active

Community Information

Address 113150 2453 Drive E
Subdivision Alder Heights
City Rural Foothills County
County Foothills County
Province Alberta
Postal Code T0L 0A0

Amenities

Parking Spaces 20
Parking Heated Garage, Insulated, Oversized, RV Access/Parking, Triple Garage Attached
of Garages 3

Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Sump Pump(s)
Appliances Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Water Softener
Heating In Floor, Propane
Cooling None
Fireplace Yes
of Fireplaces 2
Fireplaces Wood Burning
Has Basement Yes
Basement Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features Balcony, Dog Run, Fire Pit, Garden, Private Yard, Storage
Lot Description Few Trees, No Neighbours Behind, Private, Secluded
Roof Asphalt Shingle
Construction Cement Fiber Board, Composite Siding, Metal Siding, Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed July 17th, 2025

Days on Market	1
Zoning	CR

Listing Details

Listing Office	eXp Realty
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