



GRASSROOTS
REALTY GROUP

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200, 274128 320 Street E
Rural Foothills County, Alberta

MLS # A2232545



\$975,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,059 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	2
Garage:	Insulated, Quad or More Detached		
Lot Size:	15.00 Acres		
Lot Feat:	Pasture, Private, Views, Yard Lights		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Composite Siding, Wood Frame
Foundation:	Wood
Features:	Double Vanity, High Ceilings, Laminate Counters, Vaulted Ceiling(s)

Water:	Well
Sewer:	Septic Field
Condo Fee:	-
LLD:	22-21-26-W4
Zoning:	CR
Utilities:	-

Inclusions: none

SHOP & HOUSE on 15 Acres. This one-of-kind property near the Bow River offers endless opportunities. The 1994 bungalow features 4 bedrooms, vaulted ceilings, and a spacious open kitchen/family room with stunning views. The full basement is ready for your future development plans. The home is equipped with triple E energy-efficient windows, hardy board exterior, and a new rear deck (2023). The roof shingles were replaced in 2018. The property's MASSIVE 70' x 60' shop is a standout feature, offering power, insulation, and a lined interior. It includes four 16' x 16' overhead doors with openers, four man doors, and a base prepared for a concrete floor. Located just 30 minutes from Okotoks and South Campus Hospital, this exceptional property won't last long.