



**GRASSROOTS**  
REALTY GROUP

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10, 338067 1067 Drive E  
Rural Foothills County, Alberta

MLS # A2239126



**\$2,200,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	891 sq.ft.	Age:	1940 (85 yrs old)
Beds:	1	Baths:	1
Garage:	RV Access/Parking		
Lot Size:	7.40 Acres		
Lot Feat:	Back Yard, Brush, Cul-De-Sac, Dog Run Fenced In, Few Trees, Fruit Trees/S		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Septic Field
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-27
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island		

**Inclusions:** horse shelters, greenhouse

Versatile Light Industrial/residential acreage with Home & Shop &ndash; 338067 1064 Dr E, rural Foothills County, AB .Situated on 7.4 acres in the peaceful community of , this exceptional property offers a rare blend of industrial utility and country charm. Zoned DC-27, the land allows for a wide variety of business uses, making it ideal for entrepreneurs, trades, and small industrial operations looking for space to grow.The property features a spacious 3,068 sq ft shop, powered by a 125- amp, 600Y/247V electrical supply&mdash;ready to support light industrial activities. The shop was built in 1983 and boasts an 18" floor with double rebar/matte, is insulated and has water supply .Whether you're running a fabrication shop, vehicle service operation, or commercial storage, this facility is move-in ready.A brand-new commercial-grade well, sanctioned for a 20,000 sq ft shop, ensures you&rsquo;ll have ample water supply for both current operations and future expansion.Adding to its appeal, the property includes a cozy 891 sq ft home/office, perfect as a residence, rental, or business HQ. The layout is functional and inviting, offering flexibility for live-work arrangements or administrative space.With plenty of open land, there's also room for horses, storage, or future development&mdash;bringing even more versatility to this already outstanding property. Highway 2 frontage, with quick access to Okotoks and Calgary, this unique acreage combines industrial potential with rural tranquility. Key Features: &bull; 7.4 acres of usable land &bull; 3,068 sq ft shop with 125-amp, 600Y/247V service &bull; Zoned DC-27 &ndash; supports a wide range of commercial uses &bull; New commercial well which can support a 20,000 sq ft shop &bull; 891 sq ft home/office for residential or business use &bull; Ample space for horses, equipment, or expansion &bull; Convenient location near major routes and

urban centres