



**GRASSROOTS**  
REALTY GROUP

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**272079 Highway 547**  
**Blackie, Alberta**

**MLS # A2274329**



**\$649,000**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | NONE  |               |                  |
| <b>Type:</b>     | Residential/House                           |               |                  |
| <b>Style:</b>    | 2 Storey, Acreage with Residence            |               |                  |
| <b>Size:</b>     | 877 sq.ft.                                  | <b>Age:</b>   | 2018 (7 yrs old) |
| <b>Beds:</b>     | 1   | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Carport, RV Access/Parking                  |               |                  |
| <b>Lot Size:</b> | 31.41 Acres                                 |               |                  |
| <b>Lot Feat:</b> | Cleared, Farm, Garden, Pasture, See Remarks |               |                  |

|                    |  |                   |              |
|--------------------|--|-------------------|--------------|
| <b>Heating:</b>    | Boiler, In Floor, Electric, Radiant                              | <b>Water:</b>     | -            |
| <b>Floors:</b>     | Carpet, Concrete   | <b>Sewer:</b>     | -            |
| <b>Roof:</b>       | Rubber   | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | None   | <b>LLD:</b>       | 19-20-26-W4  |
| <b>Exterior:</b>   | Metal Siding , Wood Frame  | <b>Zoning:</b>    | Agricultural |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -            |
| <b>Features:</b>   | French Door, No Smoking Home, Open Floorplan, Vaulted Ceiling(s) |                   |              |

|                    |                            |
|--------------------|----------------------------|
| <b>Inclusions:</b> | mini-boiler, pressure tank |
|--------------------|----------------------------|

Outstanding investment opportunity OR build your dream home! Offering 31+ acres with panoramic mountain views. Power pedestal on property offering rare 400-AMP service—ideal for high-demand equipment, production, or future expansion. The property includes a steel-sided 22'x24' shop/cabin with car shelter. Currently, the shop has been partially developed into temporary living quarters with a kitchen, living room, 1 bedroom and one 3-piece bathroom. Use it to live in while building your new home or convert it back to a shop with a living space. Systems include in-floor heating supported by a mini-boiler on the main level, radiant electric heating on the upper level, compressor, pressure tank, and automated distribution controller. This infrastructure will reduce up-front capital investment for business start-ups. With hay/pastureland, and a large dugout, this parcel is perfectly suited for light industrial operations, equestrian/commercial boarding, crop or tree farming, greenhouse/agriculture production, or long-term land holding. Located just 30 minutes from Calgary, this is a strategically positioned acreage with multiple options for development.