



**16111 274 Avenue E
Rural Foothills County, Alberta**

MLS # A2275234



\$2,495,000

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|------------------|--------------------------------------------------------------------------|-------------------------------|
| Division: | NONE | |
| Type: | Residential/House | |
| Style: | Acreage with Residence, Bungalow | |
| Size: | 1,244 sq.ft. | Age: 1997 (29 yrs old) |
| Beds: | 3 | Baths: 2 full / 4 half |
| Garage: | Parking Pad, Quad or More Detached, RV Access/Parking | |
| Lot Size: | 24.02 Acres | |
| Lot Feat: | Backs on to Park/Green Space, Cleared, Creek/River/Stream/Pond, No Neigh | |

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|--------------------|------------------------------------------------------------------------------------------------------------------------|-------------------|---------------------------|
| Heating: | Boiler, In Floor, Forced Air, Natural Gas, Solar, Wood, Wood Stove | Water: | Cistern, Well |
| Floors: | Hardwood, Vinyl | Sewer: | Septic Field, Septic Tank |
| Roof: | Concrete, Metal, See Remarks | Condo Fee: | - |
| Basement: | Full | LLD: | 21-21-29-W4 |
| Exterior: | Stone, Stucco | Zoning: | A |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Central Vacuum, French Door, Jetted Tub, No Smoking Home, Separate Entrance, Storage, Walk-In Closet(s) | | |
| Inclusions: | Piano | | |

Amazing 24 acres with 3 bed walk out bungalow and rare commercial infrastructure (almost 4,000sf), located just minutes south of Calgary! Perfectly situated with easy access to Okotoks, and High River too. Previously a licensed retail operation for 14 years with a purpose-built COMMERCIAL COMPLEX. Suitable for a VARIETY OF BUSINESSES or live/work uses (subject to County approval). Land is cross fenced, hayed annually, and offers SUBDIVISION POTENTIAL (subject to approval). Exceptional water security includes year-round headwater spring feeding three interconnected ponds with registered agricultural water rights, a well, septic tank and 3,000-gallon cistern, multiple hydrants, and stock waterer. Power systems include Fortis power (25kVA), Kubota diesel standby generator (22kVA) with auto start, and 19.8 kWp solar array producing approx. \$3,200/year in electrical savings. Property includes PRIMARY RESIDENCE (walkout 3-bedroom bungalow) and Commercial Complex with connected 2-STORY building with fire-rated doors and dedicated exterior exit, a 1-storey building, and shop/warehouse with 12' x 12' overhead door (immaculately maintained and clean). Buildings have hydronic heating with HEATED CONCRETE FLOORS, A/C and hail-resistant roofing. SECONDARY SUITE potential (subject to approval). Other property features include a powered hay shed, gated entry with power, monitored security, stunning views and school bus access. A rare, infrastructure-rich opportunity close to Calgary.