



GRASSROOTS
REALTY GROUP

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16111 274 Avenue E
Rural Foothills County, Alberta

MLS # A2275234



\$2,495,000

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		

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-STOREY 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.