



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

**MLS # A2291216**



**\$2,449,500**

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

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

**Inclusions:** Piano

Amazing 24 ACRES with WALKOUT BUNGALOW and \*RARE\* 4,000sf SHOP/WAREHOUSE/RECEPTION/STUDIO ~ UNLIMITED POSSIBILITIES!!! All this and 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) \*This property is ALLOWED Home Based Businesses 1-3!\* 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.