



274128 320 Street Rural Foothills County Alberta

\$975,000

SHOP & HOUSE on 15 Acres. This one-of-kind property near the Bow River offers endless opportunities. The 1994 bungalow features 4 bedrooms, vaulted ceilings, and a spacious open kitchen/family room with stunning views. The full basement is ready for your future development plans. The home is equipped with triple E energy-efficient windows, hardy board exterior, and a new rear deck (2023). The roof shingles were replaced in 2018. The property's MASSIVE 70' x 60' shop is a standout feature, offering power, insulation, and a lined interior. It includes four 16' x 16' overhead doors with openers, four man doors, and a base prepared for a concrete floor. Located just 30 minutes from Okotoks and South Campus Hospital, this exceptional property won't last long. (id:6769)

Kitchen 12.83 Ft x 12.33 Ft
Breakfast 12.83 Ft x 9.50 Ft
Living room 19.00 Ft x 24.00 Ft
Primary Bedroom 16.83 Ft x 16.17 Ft
Bedroom 11.67 Ft x 9.58 Ft

Bedroom 9.50 Ft x 11.67 Ft
Bedroom 11.67 Ft x 10.92 Ft
4pc Bathroom .00 Ft x .00 Ft
5pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca