



16111 274 Avenue Rural Foothills County Alberta

\$2,745,000

Exceptional 24.02-acre property with breathtaking 360° views of the countryside, sunrises, sunsets, and the Rocky Mountains. Fully fenced and gated, this former licensed commercial operation features extensive concrete walkways, patios, and aprons. A year-round headwater spring feeds three connected ponds with agricultural water rights. The home offers a wrap-around deck, walkout lower level, hardwood floors, 3 bedrooms, multiple baths, a Vermont Castings wood-burning heater, spacious rec room, ample storage and radon mitigation. A well-designed fully PERMITTED COMMERCIAL COMPLEX (cost to build today \$800k) includes a 2-storey COMMERCIAL CODE office/studio building, PLUS single-storey attached warehouse/storage area. These are connected via a reception/foyer to a HUGE MULTI PURPOSE WORKSHOP with 12'x12' overhead door. All are extensively serviced with hydronic heating, heated concrete floors, A/C (select buildings), Vacu-Flo, security and intercom systems, hail-resistant roofing, and robust utilities. There is a well supplied 3,000 gallon cistern, multiple hydrants, a stock waterer and annually maintained septic system. Buildings have softened water throughout, with distilled drinking water in the house kitchen. The property boasts a grid-tied SOLAR system (\$75k to build) with surplus power credits (\$3,200 in 2025), and 22 kVA automatic standby diesel generator. Ideally located with quick access to Calgary, Okotoks and High River, also on a school bus route, with hayed fields and excellent potential for subdivision, secondary suite, or home-based business (County approval required). (id:6769)

Loft 35.00 Ft x 21.00 Ft

Family room 25.92 Ft x 19.00 Ft

3pc Bathroom Measurements not available

Living room 18.92 Ft x 15.17 Ft

Kitchen 11.42 Ft x 10.50 Ft

Dining room 11.42 Ft x 8.33 Ft

Primary Bedroom 13.00 Ft x 11.67 Ft

Bedroom 12.67 Ft x 9.67 Ft

Bedroom 10.17 Ft x 9.08 Ft

Workshop 46.50 Ft x 28.50 Ft

Workshop 35.50 Ft x 21.00 Ft

Workshop 26.92 Ft x 21.00 Ft

Foyer 13.42 Ft x 13.00 Ft

2pc Bathroom Measurements not available

2pc Bathroom Measurements not available

2pc Bathroom Measurements not available

2pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca