



16111 274 Avenue Rural Foothills County Alberta

\$2,449,500

**** OPEN HOUSE Sunday March 15th 2pm-4pm **** 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. (id:6769)

Listing Presented By:



Originally Listed by:
CIR Realty

RE/MAX Realty Professionals

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- 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

- 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

Bedroom 12.67 Ft x 9.67 Ft
Bedroom 10.17 Ft x 9.08 Ft

2pc Bathroom Measurements not available
4pc Bathroom Measurements not available