



272079 Highway 547 Rural Foothills County Alberta

\$649,000

Outstanding investment opportunity OR build your dream home! Offering 31+ acres with panoramic mountain views. Power pedestal on property offering rare 400-AMP service--ideal for high-demand equipment, production, or future expansion. The property includes a steel-sided 22'x24' shop/cabin with car shelter. Currently, the shop has been partially developed into temporary living quarters with a kitchen, living room, 1 bedroom and one 3-piece bathroom. Use it to live in while building your new home or convert it back to a shop with a living space. Systems include in-floor heating supported by a mini-boiler on the main level, radiant electric heating on the upper level, compressor, pressure tank, and automated distribution controller. This infrastructure will reduce up-front capital investment for business start-ups. With hay/pastureland, and a large dugout, this parcel is perfectly suited for light industrial operations, equestrian/commercial boarding, crop or tree farming, greenhouse/agriculture production, or long-term land holding. Located just 30 minutes from Calgary, this is a strategically positioned acreage with multiple options for development. (id:6769)

Other 11.00 Ft x 16.83 Ft

Living room 12.67 Ft x 19.33 Ft

Primary Bedroom 16.50 Ft x 13.50 Ft

3pc Bathroom 7.33 Ft x 5.83 Ft

Listing Presented By:



Originally Listed by:
KIC Realty

<http://bluemountaingroup.ca/>

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