

272079 Highway 547 Rural Foothills County Alberta

$739,000

WE ARE BACK ON THE MARKET AT AN EXCEPTIONAL PRICE OUTSTANDING 31+ acre investment opportunity with panoramic mountain views and a rare combination of infrastructure, usable land, and flexibility. Whether you're looking to establish an equestrian operation, agricultural business, light industrial use, or secure a strategic land holding, this property offers significant potential just 30 minutes from Calgary. A major investment advantage is the 400-AMP electrical service, providing substantial capacity for high-demand equipment, commercial operations, production, or future expansion. The existing steel-sided 22' x 24' shop/cabin with car shelter further reduces the need for immediate capital investment. Partially developed into temporary living quarters, it currently includes a kitchen, living room, bedroom, BUT COULD EASILY BE CONVERTED BACK TO A SHOP! Use it while developing the property, or reconfigure it as a shop with living space above. Infrastructure includes in-floor heating in the main-floor slab with a mini-boiler; radiant electric heating upstairs, compressor, pressure tank, and automated distribution controller--valuable improvements for a future business, agricultural operation, or equestrian venture. For the equestrian buyer, the combination of 31+ acres, hay/pastureland, water resources, existing infrastructure, and proximity to Calgary creates an excellent foundation for boarding, training, breeding, or other horse-related uses. The property also presents opportunities for crop or tree farming, greenhouse/agricultural production, or other permitted commercial uses. With substantial infrastructure already in place, this is more than an acreage--it's an opportunity to acquire a versatile property with multiple potential revenue and development paths. Hold the land for the future, establish an income-producing operation, or build your dream rural res...

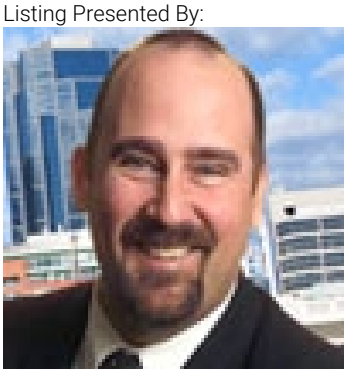
Other 11.00 Ft x 16.83 Ft

Primary Bedroom 16.50 Ft x 13.50 Ft

Living room 12.67 Ft x 19.33 Ft

3pc Bathroom 7.33 Ft x 5.83 Ft

Listing Presented By:



Originally Listed by:
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http://bluemountaingroup.ca/

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