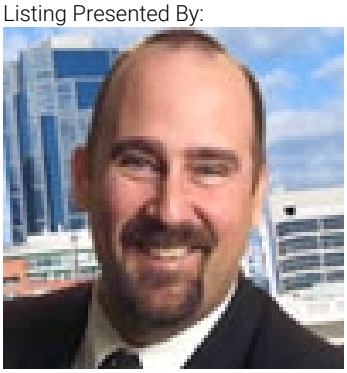


288139 658 Avenue Rural Foothills County Alberta

$2,950,000

A rare opportunity to purchase an established boutique accommodation business along with land, buildings, guest accommodations, furnishings and operational assets that make it all work. Sitting on 6.65+2.4(9.05) acres with direct Highwood River frontage and incredible Rocky Mountain views, this property is already operating as a destination retreat with plenty of room to grow. The current operation includes 3 private guest cabins along with 5 guest suites in the main lodge. The cabins are beautifully finished with warm wood interiors, private bathrooms, kitchen facilities, comfortable living spaces and wood burning stoves. They have the feel you want when escaping to the Foothills, with the river, mature trees and mountains right outside your door. The approximately 4972 sq/ft AG main lodge is the heart of the property. It offers additional guest accommodations, common areas, dining and gathering spaces, kitchen facilities and separate living quarters for an owner or onsite operator. Upstairs, the lounge with its copper topped bar and rustic wood finishes is a natural gathering spot. The dining area has its own character with stone walls and a wood burning fireplace that gives the space a warm, authentic lodge feel.There is also plenty of opportunity within the main lodge itself. The private portion could remain as living quarters for someone who wants to live onsite and run the business, or it could be reworked to create additional guest suites, expanded retreat space or dedicated areas for meetings and private events. Outside is really where you understand what makes this business different. Guests aren't just booking a room here. They are coming for the experience. You have direct access to the Highwood River, Rocky Mountain views, private cabins, decks, outdoor gathering spaces, an outdoor bar, gardens and camping areas toward the back of the property. There ar...

Listing Presented By:



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