

**338067 1064 Drive E**  
**Rural Foothills County, Alberta**

**MLS # A2291545**



**\$2,200,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	891 sq.ft.	<b>Age:</b>	1940 (86 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	RV Access/Parking		
<b>Lot Size:</b>	7.40 Acres		
<b>Lot Feat:</b>	Back Yard, Brush, Cul-De-Sac, Dog Run Fenced In, Few Trees, Fruit Trees/S		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-27
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Kitchen Island		

**Inclusions:** horse shelters, greenhouse, Starlink internet

Versatile Light Industrial/residential acreage with Home & Shop &ndash; 338067 1064 Dr E, rural Foothills County, AB .Situated on 7.4 acres in the peaceful community of , this exceptional property offers a rare blend of industrial utility and country charm. Zoned DC-27, the land allows for a wide variety of business uses, making it ideal for entrepreneurs, trades, and small industrial operations looking for space to grow.The property features a spacious 3,068 sq ft shop, powered by a 125- amp, 600Y/247V electrical supply&mdash;ready to support light industrial activities. The shop was built in 1983 and boasts an 18" floor with double rebar/matte, is insulated and has water supply .Whether you're running a fabrication shop, vehicle service operation, or commercial storage, this facility is move-in ready.A brand-new commercial-grade well, sanctioned for a 20,000 sq ft shop, ensures you&rsquo;ll have ample water supply for both current operations and future expansion.Adding to its appeal, the property includes a cozy 891 sq ft home/office, perfect as a residence, rental, or business HQ. The layout is functional and inviting, offering flexibility for live-work arrangements or administrative space.With plenty of open land, there's also room for horses, storage, or future development&mdash;bringing even more versatility to this already outstanding property. Highway 2 frontage, with quick access to Okotoks and Calgary, this unique acreage combines industrial potential with rural tranquility. Key Features: &bull; 7.4 acres of usable land &bull; 3,068 sq ft shop with 125-amp, 600Y/247V service &bull; Zoned DC-27 &ndash; supports a wide range of commercial uses &bull; New commercial well which can support a 20,000 sq ft shop &bull; 891 sq ft home/office for residential or business use &bull; Ample space for horses, equipment, or expansion &bull; Convenient location near major routes and

urban centres