

**10, 338067 1067 Drive E**  
**Rural Foothills County, Alberta**

**MLS # A2239126**



**\$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 (85 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

Versatile Light Industrial/residential acreage with Home & Shop — 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—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'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—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: • 7.4 acres of usable land • 3,068 sq ft shop with 125-amp, 600Y/247V service • Zoned DC-27 — supports a wide range of commercial uses • New commercial well which can support a 20,000 sq ft shop • 891 sq ft home/office for residential or business use • Ample space for horses, equipment, or expansion • Convenient location near major routes and

urban centres