

# \$2,200,000 - 10, 338067 1067 Drive E, Rural Foothills County

MLS® #A2239126

**\$2,200,000**

1 Bedroom, 1.00 Bathroom, 891 sqft  
Residential on 7.40 Acres

NONE, Rural Foothills County, Alberta

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™ 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

Built in 1940

**Essential Information**

MLS® #	A2239126
Price	\$2,200,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	891
Acres	7.40
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

**Community Information**

Address	10, 338067 1067 Drive E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta

Postal Code T1S 4T2

## Amenities

Parking RV Access/Parking

## Interior

Interior Features Ceiling Fan(s), Central Vacuum, Kitchen Island

Appliances Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer, Window Coverings

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning, Entrance

Basement None

## Exterior

Exterior Features Dog Run, Garden

Lot Description Back Yard, Brush, Cul-De-Sac, Dog Run Fenced In, Few Trees, Fruit Trees/Shrub(s), Garden, Irregular Lot

Roof Metal

Construction Vinyl Siding, Wood Frame

Foundation Block

## Additional Information

Date Listed July 22nd, 2025

Days on Market 49

Zoning DC-27

## Listing Details

Listing Office RE/MAX Complete Realty

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