

\$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™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

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

Roof Metal

Construction Vinyl Siding, Wood Frame

Foundation Block

Additional Information

Date Listed July 22nd, 2025

Days on Market 12

Zoning DC-27

Listing Details

Listing Office RE/MAX Complete Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.