



288139 658 Avenue W  
Rural Foothills County, Alberta

MLS # A2319271



**\$2,950,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	4,770 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	10	<b>Baths:</b>	9 full / 2 half
<b>Garage:</b>	Additional Parking, Gravel Driveway, Off Street, RV Access/Parking		
<b>Lot Size:</b>	6.65 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Garden, Private, Treed, Views		

<b>Heating:</b>	Baseboard, In Floor, Fireplace(s), Forced Air, Wood Stove	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	24-17-4-W5
<b>Exterior:</b>	Log, Vinyl Siding	<b>Zoning:</b>	DC35
<b>Foundation:</b>	Other, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Natural Woodwork, No Smoking Home, Pantry, Recessed Lighting, See Remarks, Storage, Vinyl Windows, Wood Counters		
<b>Inclusions:</b>	Inclusions to be negotiated with Offer - items to support the business are part of the list price to be negotiated with the offer.		

Discover a truly distinctive boutique riverfront rural retreat with direct access to the Highwood River, currently operating as an established hospitality destination, offering privacy, space, and extensive upgrades on approximately 6.65 acres, with an additional 2.4 acres on a separate titles. The main lodge has been thoughtfully enhanced, and three additional cabins help create the perfect escape at the foot of the Rockies. With tentative business-plan approval for up to 10 cabins, an event centre, and an additional dwelling this offering will appeal to those seeking either an exceptional personal retreat or a turnkey hospitality venture. Inside, the lodge showcases a warm, refined aesthetic with custom accents, custom hardwood flooring, custom tilework, updated railings, and windows. The layout includes five unique lodge rooms, each with its own custom bathroom featuring spa-like amenities including heated floors. The owner's area can be kept for private use or adapted to expand guest space. The dining space known as the conservatory captures stunning mountain views and opens onto expansive outdoor decks. The pantry offers generous storage, and the kitchen is set up with commercial-grade features and room to optimize for a team environment. Upstairs, a beautifully finished lounge includes a striking copper-top bar and an inviting sitting area that opens onto another west-facing deck, creating the perfect setting to unwind and take in the scenery. The Kananaskis Wellness & Conference Centre space on the lower level adds valuable flexibility for wellness retreats, corporate meetings, and intimate events, enhancing the property's appeal as a boutique hospitality operation. This property offers impressive infrastructure, including 600-amp electrical service, in-floor basement heat, generator backup, and water treatment including iron filtration - perfect to

support both the current operation and future possibilities. Outside, enjoy breathtaking mountain views, direct Highwood River access, multiple gathering areas, and spaces that are well suited for campsites or events. The location offers a rare combination of accessibility and seclusion approximately one hour from Calgary and just minutes from Longview delivering a private retreat feel without sacrificing convenience. The three log cabins are each beautifully finished and fully equipped with their own bathrooms and kitchenettes, creating charming, private guest accommodations. Each with outdoor living spaces and their own views of nature, they offer an inviting getaway experience underscoring that this is far more than a traditional rural residence. It represents a unique opportunity, with significant infrastructure and amenities already in place and thoughtful potential for future growth. Whether the vision is a luxury family compound, multigenerational living, or a guest-focused retreat, this exceptional acreage offers a compelling blend of lifestyle, flexibility, and long-term potential.