



80060 475 Avenue E
Rural Foothills County, Alberta

MLS # A2319797



\$2,275,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,622 sq.ft.	Age:	1950 (76 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Quad or More Detached		
Lot Size:	40.03 Acres		
Lot Feat:	Farm, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Ma		

Heating:	Forced Air	Water:	Cistern, Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Holding Tank, Septic Field
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	19-19-28-W4
Exterior:	Stucco	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Open Floorplan, Storage		

Inclusions: n/a

Discover an exceptional 40-acre property located in the industrial corridor, offering a rare combination of residential comfort, commercial-grade infrastructure, and a fully licensed dog kennel operation. This versatile acreage is fenced and cross-fenced, providing excellent functionality for animals, equipment, or business expansion. The property features a well-maintained 3-bedroom home, positioned for privacy while remaining close to all working areas. Inside the house you will find a generous sized kitchen that is perfect for entertaining. Off the kitchen is a room currently used for an office but could easily be made into a 3rd bedroom. The living room features a wood burning fireplace and stunning views to the west. The covered deck offers style as well as comfort. Plenty of storage throughout the house as well. 2 more bedrooms as well as 4 piece bathroom finish off this level. Downstairs you will find a huge flex room, laundry, more storage and a 2 piece bath with convenient access perfect for washing up after chores!! Multiple high-quality outbuildings enhance the value and usability of the land, including a 48x48 heated and insulated shop currently operating as a licensed dog kennel which features an area for classes. This turnkey facility is ideal for continuing the existing business or expanding into grooming, training, or specialty breeding. Additional improvements include a 48x48 heated and insulated building equipped with 220-volt power. The property features numerous hydrants, and two automatic waterers, offering outstanding flexibility for livestock, workshop use, or additional kennel capacity. A spacious 40x60 coverall building provides ample storage for equipment, vehicles, or agricultural use. There is also another 28x32 heated and insulated shop located amongst the other buildings. There is 2 wells located on the property that are tied

in and also feed a 3000 gallon cistern. There is also a beautiful hip roof barn located on the property complete with 3 box stalls 220 power, concrete floor and an upper loft. With its strategic location in the industrial corridor, extensive infrastructure, and fully operational kennel setup, this property presents an outstanding opportunity for entrepreneurs, tradespeople, or acreage buyers seeking a unique blend of lifestyle and business potential