



GRASSROOTS
REALTY GROUP

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32126 Coal Trail W
Rural Foothills County, Alberta

MLS # A2345507



\$1,199,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,975 sq.ft.	Age:	1950 (76 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	35.50 Acres		
Lot Feat:	Farm, Landscaped, Lawn, Treed, Triangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	34-18-1-W5
Exterior:	Metal Siding , Wood Frame	Zoning:	A
Foundation:	Wood	Utilities:	-
Features:	Storage		

Inclusions: Vacuum System (AS IS), Piano, Lift In Garage and Front Porch Lift

Located west of High River on Coal Trail, this 35-acre property offers two heated shop buildings, an oversized attached garage, a 1975sqft bungalow and approximately 25 acres of cultivated land. **SHOP and STORAGE** - The property includes infrastructure that may accommodate trades, contracting, equipment storage, mechanical work, fabrication, agricultural activities and other uses, subject to applicable municipal approvals, land use regulations and permitted uses. The 40'x62' heated quonset features a 12'x18' overhead door and provides a substantial enclosed workspace. The 36'x63' attached heated shop features an 8'x7' overhead door and provides additional heated workspace. A 14'x60' shelter provides covered storage. The combination of heated shop buildings, overhead doors, garage space and yard area provides space for vehicles, equipment, tools, materials, inventory and projects. The buildings offer flexibility for storage, workspace and personal use, with the potential to accommodate approved business activities. **HOME** - The bungalow was built circa 1950 and contains 1975sqft. on the main level, with four bedrooms and three bathrooms. The main floor includes a living room with south-facing windows, a kitchen with wood cabinetry and wall pantry, and main floor laundry. Accessibility features include wheelchair lifts, a roll-in accessible bathroom and barrier-free living areas. The developed basement provides additional space for a recreation room, office and storage. The oversized attached garage measures approximately 31'x34' and provides direct entry to the home with space for vehicles, tools and equipment. **LAND** - Approximately 25 of the 35 acres are cultivated and have previously supported barley crops. The remaining land

includes established trees and areas suitable for shelter, privacy and other rural uses. The property provides paved road access and is located near Highway 543, 48 Street and Coal Trail. High River is approximately 10 km east, with Calgary accessible to the north. This property combines a residential home with substantial heated shop and storage infrastructure and may appeal to an owner-occupier, tradesperson, contractor or agricultural operator. The range of building sizes and access points provides flexibility for approved business activities, equipment storage and personal use.