



GRASSROOTS
REALTY GROUP

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272079 Highway 547
Rural Foothills County, Alberta

MLS # A2347722



\$739,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	877 sq.ft.	Age:	2018 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Carport, RV Access/Parking		
Lot Size:	31.41 Acres		
Lot Feat:	Cleared, Farm, Garden, Pasture, See Remarks		

Heating:	Boiler, In Floor, Electric, Radiant	Water:	Well
Floors:	Carpet, Concrete	Sewer:	None
Roof:	Rubber	Condo Fee:	-
Basement:	None	LLD:	19-20-26-W4
Exterior:	Metal Siding , Wood Frame	Zoning:	Agricultural
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: mini boiler; compressor

****WE ARE BACK ON THE MARKET AT AN EXCEPTIONAL PRICE**** OUTSTANDING 31+ acre investment opportunity with panoramic mountain views and a rare combination of infrastructure, usable land, and flexibility. Whether you're looking to establish an equestrian operation, agricultural business, light industrial use, or secure a strategic land holding, this property offers significant potential just 30 minutes from Calgary. A major investment advantage is the 400-AMP electrical service, providing substantial capacity for high-demand equipment, commercial operations, production, or future expansion. The existing steel-sided 22' x 24' shop/cabin with car shelter further reduces the need for immediate capital investment. Partially developed into temporary living quarters, it currently includes a kitchen, living room, bedroom, BUT COULD EASILY BE CONVERTED BACK TO A SHOP! Use it while developing the property, or reconfigure it as a shop with living space above. Infrastructure includes in-floor heating in the main-floor slab with a mini-boiler; radiant electric heating upstairs, compressor, pressure tank, and automated distribution controller—valuable improvements for a future business, agricultural operation, or equestrian venture. For the equestrian buyer, the combination of 31+ acres, hay/pastureland, water resources, existing infrastructure, and proximity to Calgary creates an excellent foundation for boarding, training, breeding, or other horse-related uses. The property also presents opportunities for crop or tree farming, greenhouse/agricultural production, or other permitted commercial uses. With substantial infrastructure already in place, this is more than an acreage—it's an opportunity to acquire a versatile property with multiple potential revenue and development paths. Hold the land for the future, establish

an income-producing operation, or build your dream rural residence while leveraging the existing improvements. Land currently hay/pasture. Strategically located approximately 30 minutes from Calgary, this property offers the rare combination of acreage, infrastructure, mountain views, and long-term investment potential. Explore the possibilities and bring your vision. All development and business uses are subject to County approval and permitting.