

\$1,199,000 - 434256 24 Street W, Rural Foothills County

MLS® #A2069840

\$1,199,000

0 Bedroom, 0.00 Bathroom,
Commercial on 5.36 Acres

NONE, Rural Foothills County, Alberta

If you Love Dogs then this is the acreage for you! The Okotoks Dog Lodge provides an established and thriving Luxury Dog Boarding/Breeding Business that has earned a great reputation and is now available for New Ownership.

This 20-kennel operation has grown out of an unwavering labour of love for our canine companions and has been running at full capacity throughout 2023. The serene rural setting welcomes dog owners and warmly embraces their faithful friends. From the business perspective, you are acquiring a polished kennel that includes a main office, merchandise, professional website and, of course, an established and supportive clientele. With 5.36 acres surrounding the Lodge, we have constructed separate fenced walking and running areas for our devoted pooches to socialize and explore in a secure and monitored manner. The design of the kennels keeps our clients' most valuable asset(s) safely supervised and engaged to calm any chance of separation anxiety while away from Family.

When you're not on site at the Okotoks Dog Lodge you will step inside your updated ranch style bungalow with 4 Bedroom/4 Bath, all the "desired upgrades" including granite, maple cabinetry, new gas range, modern light fixtures and new paint. With over 4000 sq feet of development, this home is made for your

We'll take it from here!
Go on, I'll be just fine.

[Contact Us](#)



growing family. On the main level there are 3 bedrooms, 3 bathrooms, a modern gas fireplace, two family rooms, walk in closets and skylights to welcome in the natural light.

Downstairs has an additional bedroom, bathroom and gym area.

Outside is a paradise of mature trees with a private back yard, large deck, pergola, flagstone fire pit and security system, all overlooking the Business. The solitude at the Okotoks Dog Lodge is a mere 10 minutes from Okotoks on a school bus route so the roads are cleared all winter long right from your driveway. No rush hour and only a short walk down the lane to your business. For more information on the Business please view its Commercial listing at A2069840.

Built in 1986

Essential Information

MLS® #	A2069840
Price	\$1,199,000
Sold Price	\$1,204,000
Bathrooms	0.00
Acres	5.36
Year Built	1986
Type	Commercial
Sub-Type	Business
Status	Sold

Community Information

Address	434256 24 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S1A1

Amenities

Parking Spaces	10
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Interior

Heating	Forced Air, Natural Gas
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Cooling	None
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Exterior

Lot Description	Private, See Remarks, Sloped Down, Treed
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Roof	Metal
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Construction	Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	August 2nd, 2023
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Date Sold	October 31st, 2023
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Days on Market	90
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Zoning	CR
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HOA Fees	0.00
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Listing Details

Listing Office	RE/MAX IREALTY INNOVATIONS
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