

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

MLS® #A2070694

\$1,199,000

4 Bedroom, 4.00 Bathroom, 3,000 sqft
Residential 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 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 1977

Essential Information

MLS® #	A2070694
Price	\$1,199,000
Sold Price	\$1,204,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,000
Acres	5.36
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
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	Double Garage Attached, RV Gated
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Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, Low Flow Plumbing Fixtures, No Smoking Home, Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Kennel, Private Yard
Lot Description	Dog Run Fenced In, Fruit Trees/Shrub(s), Landscaped, Private, Rolling Slope, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2023
Date Sold	October 31st, 2023
Days on Market	90
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX IREALTY INNOVATIONS
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