



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**262238 RANGE ROAD 14 , Rural Rocky View County T4B 3L5**

MLS® #: **A2090466**

Area: **NONE**

Listing Date: **10/29/23**

List Price: **\$3,150,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Rural Rocky View**

Finished Floor Area

**County**

Abv Sqft:

**1,681**

Year Built:

**1957**

Low Sqft:

Ttl Sqft:

**1,681**

Lot Information

Lot Sz Ar:

**1,742,400 sqft**

Lot Shape:

DOM

**201**

Layout

Beds:

**3 (2 1 )**

Baths:

**1.0 (1 0)**

Style:

**Acreage with  
Residence,Bungalow**

Parking

Ttl Park:

**0**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Farm,Fruit Trees/Shrub(s),Pasture  
Quad or More Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**Wood Frame**

Flooring:

**Ceramic Tile,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dryer,Electric Stove,Refrigerator,Washer**

Int Feat:

**See Remarks**

Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Basement</b>	<b>16`2" x 19`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`11" x 11`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`11" x 12`3"</b>
<b>Bedroom - Primary</b>	<b>Basement</b>	<b>14`3" x 19`1"</b>
<b>Game Room</b>	<b>Lower</b>	<b>16`6" x 17`11"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>14`5" x 9`8"</b>
<b>Laundry</b>	<b>Main</b>	<b>12`3" x 9`7"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`11" x 8`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`7" x 12`5"</b>

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

Zoning:

**A-GEN**

Remarks

Pub Rmks:

**Location, location, location. This established, income producing property is situated in a prime location approximately 1 mile from THREE different urban/commercial locals. Calgary, Airdrie and Balzac are all minutes away. This is an immense buy & hold opportunity that must be seized. EARN INCOME now. Currently producing approx \$120,000 gross with substantial room to expand. Permitted for boarding up to 50 horses. Currently being used as a dog training facility. Numerous revenue opportunities remain untapped. Huge, huge potential today, as is AND even more potential in the future, as surrounding municipalities grow & expand. 3 bedroom bungalow, 2 Quonsets, 4 car garage with 3 doors, a 70' X 150' indoor arena PLUS offices, storage areas and lunch room, a 20 stall barn measuring 70' X 75', 8 paddocks approx 20' X 100', 1 open cow shed, 2 water wells, 3 hydrants...there is lots to work with here. Every now & then, a unique opportunity arises. This is it. All showings by appointment only.**

Inclusions:

n/a

Property Listed By:

**REAL ESTATE SOLUTIONS LTD.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













