



THE
A-TEAM

**RE/MAX
FIRST**

243003 RANGE ROAD 270 Road, Rural Rocky View County T1X 2J7

MLS® #: **A2164440** Area: **NONE** Listing Date: **09/13/24** List Price: **\$4,495,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Agri-Business**
 Sub Type: **Agriculture**
 City/Town: **Rural Rocky View County**
 Year Built: **1970**

Lot Information

Lot Sz Ar: **1,401,325 sqft**
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
 Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM

99
Layout
 Beds: **4 (4)**
 Baths: **3.0 (2 2)**
 Style: **2 Storey**

Parking

Ttl Park: **0**
 Garage Sz:

**Accessible to Major Traffic Route, Direct Access, Gravel Lane, Paved Road, Private, Public
 Brush, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Many Trees, Open
 Lot, Private, Subdivided, Views, Wooded**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer: **Septic Field**
 Ext Feat: **Barbecue, Courtyard, Garden, Outdoor Grill, Outdoor Kitchen, Private Entrance, Private Yard, Rain Barrel/Cistern(s), Storage**

Construction: **Brick, Vinyl Siding**
 Flooring: **Carpet, Ceramic Tile, Hardwood, Vinyl Plank**
 Water Source: **Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range, Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Freezer, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage**
 Utilities: **Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`6" x 13`6"	Kitchen	Main	21`1" x 12`3"
Dining Room	Main	13`6" x 10`9"	Other	Main	11`2" x 9`2"
Den	Main	11`2" x 9`2"	Foyer	Main	11`2" x 7`1"
Mud Room	Main	11`2" x 8`10"	Flex Space	Main	13`4" x 13`2"

Storage	Main	12`6" x 9`3"	Laundry	Main	8`11" x 5`11"
2pc Bathroom	Main	4`8" x 4`0"	2pc Bathroom	Main	4`8" x 4`4"
Bedroom - Primary	Second	15`4" x 12`11"	3pc Ensuite bath	Second	9`3" x 3`8"
Bedroom	Second	11`0" x 10`9"	Bedroom	Second	11`0" x 7`10"
Bedroom	Second	13`0" x 12`5"	4pc Bathroom	Second	17`5" x 7`6"
Other	Basement	40`7" x 23`7"	Cold Room/Cellar	Basement	7`8" x 7`7"

Legal/Tax/Financial

Title: Zoning:
Fee Simple ASML
 Legal Desc:

Remarks

Pub Rmks: **This exceptional property comes complete with a turn-key horticultural business and two homes. Located just 20 minutes east of Calgary and 2 km north of Highway 1, this 32.17-acre parcel has 3 separate addresses, each with its own access, roads, and services. Great potential for sub-division. The existing business comprises regular wholesale contracts for growing annual flowers and food plants and a retail garden center with a website, online store, and loyal customer base. Four greenhouses filled with flowering plants every spring are a spectacular sight to behold! Another greenhouse is currently rented out for year-round income, and a separate space has been created with the potential for year-round growing in sea cans. There are 7 greenhouses, 2 Quonsets, an irrigation canal with 35 acres of permanent irrigation rights, a dugout, and a heated pump shack for year-round water making this an outstanding business investment. This is a dream opportunity for experienced or would-be horticulturalists alike. and a chance to jump into country living with a built-in business and two beautiful homes. Current owners will provide free training for the first season to ensure your growing success. The main home is a 2608.25 sq. ft. renovated house with 4 bedrooms, 2 En-suites, and a main bathroom upstairs. A recently renovated chef's kitchen, stone fireplace, huge living room/dining room, office, main floor laundry room, and extensive landscaping are just some of the features that set this home apart. An undeveloped basement provides the potential for further living spaces. A modernized, 1548 sq. ft. mobile home has three bedrooms, two bathrooms, a full kitchen, a living room, a mud room, and a large storage room. Outbuildings include a 120' x 50' Quonset w/concrete floor, 16' high ceiling, heating and cooling/ventilation units, plus a workshop space; equipped with three 52' Seacans with lights and irrigation for year-round growing. A second, 30' x 45' heated Quonset has a workshop area and walk-in fridge. The heated garden centre building includes a retail space, two offices, a lunchroom, and two bathrooms. Inventory valued at approx. \$400,000 which includes a supply of grower pots, trees/plants, garden center inventory, greenhouse/irrigation equipment, and more. Three spaces, each protected with 8' livestock fencing, could be used for livestock, outdoor growing, a U-Pick ... The possibilities are endless! Opportunities like this don't come along very often. Wholesale growing, retail garden center, rental income, food or livestock - there are so many options on this unique property you have to see it, to believe it. Call your favorite realtor to gain access.**

Inclusions: **Dual Built-In Air Conditioners, 1 Furnace in the Garden Center, 5 Furnaces in Greenhouses, 3 Furnaces in the main home, 1 furnace in the mobile home.**
 Property Listed By: **RE/MAX House of Real Estate**

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











