

# \$3,390,000 - M4; R28; T22; S13; Ne, Rural Rocky View County

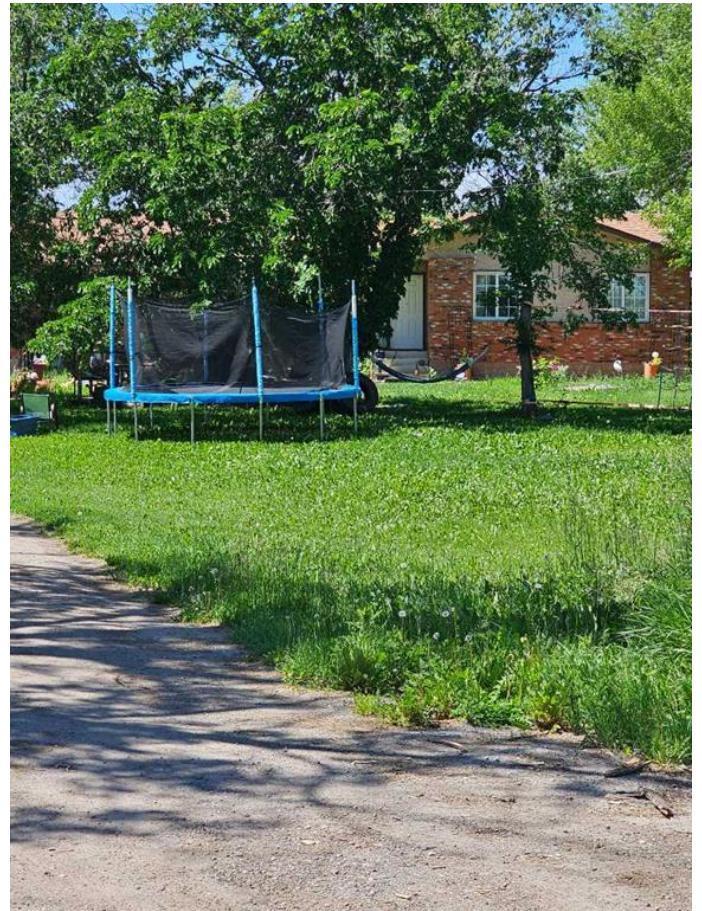
MLS® #A2148229

**\$3,390,000**

0 Bedroom, 0.00 Bathroom,  
Land on 160.00 Acres

NONE, Rural Rocky View County, Alberta

**HUGE PRICE REDUCTION \*\*\*\*\*** This 160-acre highly potential land has a 3000 sqft Bungalow, 4 BEDROOMS, 3 BATHROOMS, and a LARGE wired Quonset shop. It is an ideal holding property for contract operators to combine Residence and Business. It is great for roofers, pavers, welders, trucking, mechanical shops and companies. This property is strategically located on Range Road 280 and Township 22, within minutes of HWY 22X, Calgary, and the City of Langdon. The rental income from the land lease and the acreage home is about 58,000 per annum. For showing please book through Showing Time with at least 24 hours advance notice.



## Essential Information

MLS® #	A2148229
Price	\$3,390,000
Bathrooms	0.00
Acres	160.00
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	M4; R28; T22; S13; Ne
Subdivision	NONE
City	Rural Rocky View County



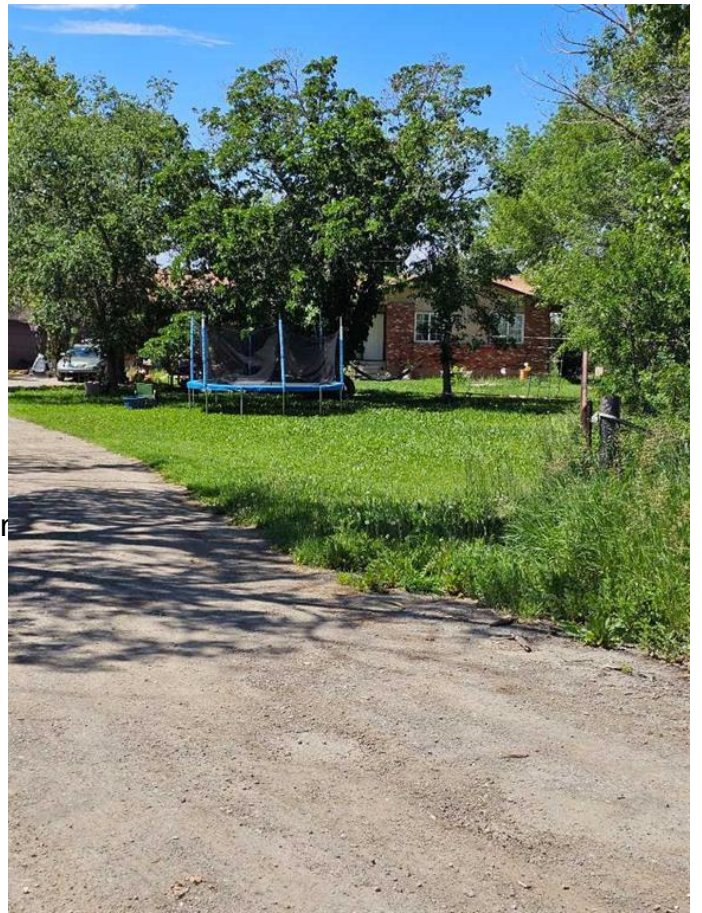
County Rocky View County  
Province Alberta  
Postal Code T1X 0H7

### Additional Information

Date Listed July 9th, 2024  
Days on Market 267  
Zoning AG

### Listing Details

Listing Office TREC The Real Estate Compar



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