

# \$4,495,000 - 243003 Range Road 270, Rural Rocky View County

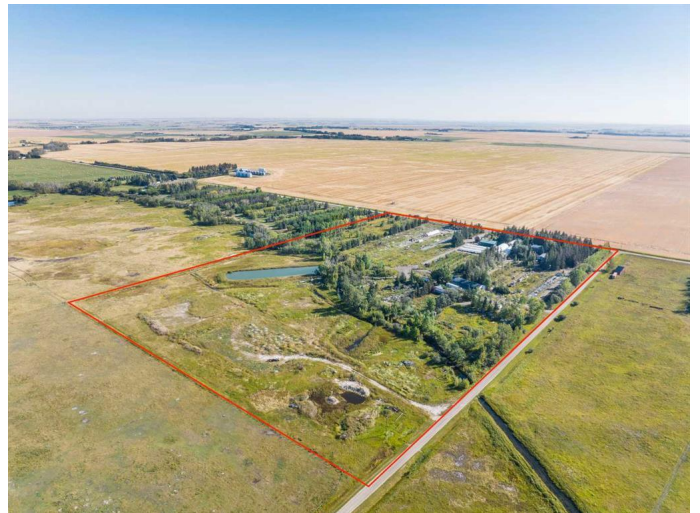
MLS® #A2164440

**\$4,495,000**

4 Bedroom, 4.00 Bathroom,  
Agri-Business on 32.17 Acres

NONE, Rural Rocky View County, Alberta

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. Total living space together is 4156.25 Sq Ft. 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 Canal, 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.

Built in 1970

### **Essential Information**

MLS® #	A2164440
Price	\$4,495,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2

Half Baths	2
Acres	32.17
Year Built	1970
Type	Agri-Business
Sub-Type	Agriculture
Style	2 Storey
Status	Active

### **Community Information**

Address	243003 Range Road 270
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T1X 2J7

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Waterfront	Canal Access, Creek

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage
Appliances	Built-In Gas Range, Central Air Conditioner, Dishwasher, Dryer, Freezer, Range Hood, Refrigerator, Washer, Window Coverings, Convection Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Barbecue, Courtyard, Garden, Outdoor Grill, Outdoor Kitchen, Private Entrance, Private Yard, Rain Barrel/Cistern(s), Storage
Lot Description	Brush, Creek/River/Stream/Pond, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Many Trees, Open Lot, Private, Subdivided, Views, Wooded
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding

Foundation            Poured Concrete

### **Additional Information**

Date Listed            September 13th, 2024

Days on Market        202

Zoning                  ASML

### **Listing Details**

Listing Office           RE/MAX House of Real Estate

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