# \$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 RARE and VERSATILE 32.17 Acre property presents an exceptional opportunity to step into a THRIVING Horticultural business while enjoying the comforts of country livingâ€"just 20 minutes east of Calgary and mere minutes from the De Havilland Commercial Airport development! With 3 separate addresses, each offering independent access, roads, and services, this property is also ripe with subdivision potential. The turn-key business includes established wholesale contracts for annual flowers and food plants, a busy retail garden centre complete with an online store, and a loyal local customer base. Springtime bursts into colour with 4 massive greenhouses full of flowering plants, while another greenhouse awaits rental opportunities for additional income.

There's also space allocated for sea cans, offering potential for year-round production. Infrastructure is expansive and well-equipped: 7 greenhouses, 2 Quonsets, a dugout, a heated pump shack, and access to 35 acres of permanent irrigation rights via a canal ensure that this business is built for success in every season. The main residence is a beautifully renovated 2,608 sq ft home featuring 4 bedroomsâ€"including 2 with en-suiteâ€"a gourmet chef's kitchen, stone fireplace, spacious living and dining areas, and extensive landscaping. A full basement remains undeveloped, offering more room to







expand. The 2nd home is a modernized 1,548 sq ft mobile with 3 bedrooms, 2 bathrooms, and a generous living space. Additional structures include a 120' x 50' Quonset with concrete flooring, high ceilings, heating, cooling, and 3-52' sea cans ready for year-round growing, plus a 2nd heated 30' x 45' Quonset with a walk-in fridge and workshop. The retail garden centre building is fully heated and features sales space, offices, a lunchroom, and 2 bathrooms. With an estimated \$400,000 in inventoryâ€"from grower pots and plants to greenhouse and irrigation suppliesâ€"this business is primed for a seamless transition. The current owners are even offering FREE training for your first season to set you up for success. The land also includes 3 fenced areas ideal for livestock, outdoor crops, or even a U-Pick operation. Whether you're dreaming of retail, wholesale, rental, livestock, or agritourism, this property offers endless income streams. Properties like this are exceptionally rareâ€"don't miss your chance to take the reins of a flourishing horticultural business and embrace the lifestyle that comes with it. Contact your favorite REALTOR® today to explore the full potential of this one-of-a-kind opportunity!

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 Built-in Features, Open Floorplan, Breakfast Bar, Kitchen Island,

Recessed Lighting, Soaking Tub, Storage

Appliances Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window

Coverings, Central Air Conditioner, Built-In Gas Range, Convection

Oven, Freezer

Heating Natural Gas, Forced Air

Cooling Central Air

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Courtyard, Barbecue, Garden, Outdoor Grill, Outdoor Kitchen, Private

Entrance, Private Yard, Rain Barrel/Cistern(s), Storage

Lot Description Brush, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Front Yard,

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 414
Zoning ASML

## **Listing Details**

Listing Office RE/MAX House of Real Estate

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