

\$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 living—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 bedrooms—including 2 with en-suite—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 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 inventory from grower pots and plants to greenhouse and irrigation supplies 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 rare 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 | Kitchen Island, Soaking Tub, Breakfast Bar, Built-in Features, Open Floorplan, Recessed Lighting, Storage |
| Appliances | Dishwasher, Range Hood, Refrigerator, Window Coverings, Central Air Conditioner, Built-In Gas Range, Convection Oven, Dryer, Freezer, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

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

Additional Information

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| Date Listed | September 13th, 2024 |
|-------------|----------------------|

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| Days on Market | 344 |
| Zoning | ASML |

Listing Details

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| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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