



**GRASSROOTS**  
REALTY GROUP

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**243003 BOUNDARY Road**  
**Rural Rocky View County, Alberta**

**MLS # A2282958**



**\$2,695,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,608 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Additional Parking, Driveway, Guest, Other, Parking Lot, Parking Pad, Unpaved		
<b>Lot Size:</b>	32.17 Acres		
<b>Lot Feat:</b>	Brush, Creek/River/Stream/Pond, Front Yard, Fruit Trees/Shrub(s), Garden, L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Other, Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	13-24-27-W4
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	ASML
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Phone
<b>Features:</b>	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage		

**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, Built in Gas-Range, 2 Central Air Conditioners, Convection Oven, 2 Dishwashers, Dryers, 2 Range Hoods, 2 Refrigerators, 2 Washer, Window Coverings

RARELY does an opportunity of this scale, versatility + FUTURE UPSIDE come to market! Situated on 32.17 ACRES just 6 KM from the future DE HAVILLAND FIELD AEROSPACE CAMPUS &mdash; one of Canada's most ambitious aerospace developments &mdash; this INCREDIBLE property places you at the doorstep of what is poised to become Alberta's next major economic powerhouse. PERFECTLY positioned just mins from Calgary + HWY 1, this is more than an acreage &mdash; it's a STRATEGIC LAND INVESTMENT, an operational headquarters, an income-generating asset + a lifestyle property ALL IN ONE! Positioned in one of Alberta's MOST EXCITING growth corridors, this property offers a rare opportunity to get ahead of the curve. W/the future DE HAVILLAND FIELD set to transform the region into a major centre for aerospace, manufacturing + innovation, demand for land, housing + operational space is expected to accelerate. Whether you're looking for a strategic investment, a business base, additional income opportunities or simply a remarkable acreage in a location poised for growth, the possibilities here are truly ENDLESS. The beautifully renovated 2,605 SQ.FT. 2 storey residence delivers the perfect blend of COMFORT, STYLE + FUNCTIONALITY feat. 4 bedrooms, 3.5 bathrooms, multiple living spaces + a stunning chef-inspired kitchen designed for everyday living + entertaining alike. The open-concept main floor flows effortlessly from the spacious living room w/cozy wood-burning stove to the dining area + kitchen, while upstairs you'll find FOUR generous bedrooms incl/ 2 ENSUITES. Outside, escape to your own PRIVATE OASIS w/professionally landscaped grounds, mature trees, expansive patio space, OUTDOOR KITCHEN + WOOD-FIRED PIZZA OVEN &mdash; the ultimate setting for unforgettable gatherings under Alberta's endless

prairie skies. Need additional accommodations? A SECOND RESIDENCE offers 1,548 SQ.FT. of living space feat. 3 bedrooms + 2 bathrooms &mdash; ideal for extended family, employees, guests or valuable RENTAL INCOME POTENTIAL. Designed to support a wide range of agricultural and commercial pursuits, the property's infrastructure is both extensive and highly functional. Outbuildings include 2 QUONSETS, one of which contains 3 SEACANS CONFIGURED FOR YEAR-ROUND GROWING alongside a large workshop. The operation is further supported by 7 GREENHOUSES &mdash; 5 OF WHICH ARE HEATED + IRRIGATED &mdash; and a dedicated RETAIL GARDEN CENTRE BUILDING. Three separate FULLY FENCED OUTDOOR AREAS provide flexibility for crop production, livestock or pasture use, while 35 ACRES OF PERMANENT IRRIGATION RIGHTS add significant long-term value and utility. This is the kind of property that adapts to your vision. Operate a business. Generate multiple income streams. Accommodate staff. Expand your operations. Land bank for the future. Or simply enjoy the privacy, space + freedom of owning over 32 acres in one of Alberta's most exciting growth corridors. LOCATION. SCALE. INFRASTRUCTURE. FUTURE POTENTIAL. Opportunities like this are FEW + FAR BETWEEN.