



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**233165 & 233191 Range Road 280  
Rural Rocky View County, Alberta**

**MLS # A2293746**

**\$1,799,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,248 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	11.54 Acres		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	A-GEN
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** None

Prime Investment Opportunity! Rare 11.54-acre revenue property at the high-visibility corner of Glenmore Trail & Hwy 791, generating \$9,300/month in rental income. The property features 2 detached homes (large bungalow & 2-storey), each with double garages and separate gas & electric meters. Additional income-producing buildings include 2 large Quonsets, barn, and multiple sheds. Mature trees provide privacy and separate entrances one for each home. The parcel offers 233 meters of frontage on Hwy 791 and approx. 200m depth, with beautiful mountain and Calgary skyline views. Ideally located only 25 minutes to Downtown Calgary, 4 minutes to Calgary city limits, and only a 4 minute drive to the Painted Sky Commercial in Langdon. Excellent holding property with strong cash flow and future development potential.