

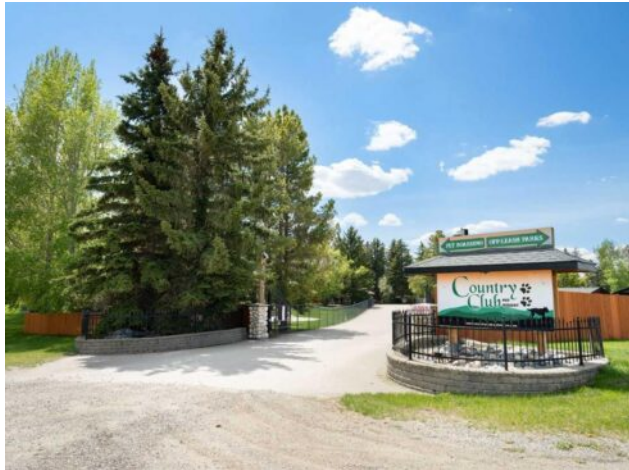


**GRASSROOTS**  
REALTY GROUP

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282063 Township Road 224A  
Rural Rocky View County, Alberta

MLS # A2316501



**\$13,000,000**

<b>Division:</b>	NONE
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	Mixed, Other, Professional Service
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	Country Club Pet Resort
<b>Size:</b>	63,233 sq.ft.
<b>Zoning:</b>	Non-Res/Com.(B&S)

<b>Heating:</b>	Boiler, Central, In Floor, Electric, Make-up Air, Exhaust Fan, Overhead Heater(s), Fireplacē(s), Forced Air, Hot Water, Natural Gas, Zoned	<b>Add Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Asphalt Shingle, Metal, Rolled/Hot Mop	<b>Utilities:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick, Cedar, Composite Siding, Metal Frame, Metal Siding	<b>Parking:</b>	Vinyl Siding, Wood Frame, Wood Siding
<b>Water:</b>	-	<b>Lot Size:</b>	78.74 Acres
<b>Sewer:</b>	-	<b>Lot Feat:</b>	Backs on to Park/Green Space, Farm, Landscaped, Level
<b>Inclusions:</b>	See Terms		

LARGE COMMERCIAL PET BOARDING FACILITY / 5 SEPARATE TITLES / ALMOST 80 ACRES / 5 WELLS / 63,000+ SQ FT OF DEVELOPED SPACE / 15 BUILDINGS / CREMATORY / 2 RESIDENCES Situated on nearly 80 acres with 5 separate titles and located just minutes east of Calgary on highway 22X, this is a once-in-a-generation opportunity to acquire one of Canada's most recognized and purpose-built pet facilities - The Country Club Pet Resort. Offered as an asset sale, this remarkable property includes an established luxury pet resort that provides pet boarding, private off-leash park rentals and pet memorial services. The boarding facility itself sits on 16.79 acres and is comprised of four buildings featuring 14,000 sq. ft. of indoor boarding space for dogs. All four kennel buildings have outside concrete/gravel runs, romping corrals and off-leash park areas. The overall design of the kennel is masterfully planned to maximize efficiency, safety and security. The Cattery located on the upper floor of the main kennel building has 4000 sq. ft. of indoor boarding space for cats and other small animals. The facility features ample paved parking, heated workshop, tool shop, laundry room and commercial class crematory. North of the resort property is a 2200 sq ft walkout bungalow on 2.71 acres. This home includes views of downtown Calgary, beautiful landscaping, a tranquil waterfall/pond and double car garage. There is also a triple car garage and several outbuildings on this property. West of the resort property are 6 off-leash parks and a dog swimming pool set on 19.50 acres. The off-leash parks are all fenced and include privacy screening, secure chain link gates and paved parking areas. The resort, walkout bungalow and off-leash parks share extensive commercial infrastructure including paved roads, underground utilities and backup power generation.

Beautiful mature landscaping, shelterbelts, open green spaces, and panoramic mountain views create a peaceful and private setting. Directly south of the resort is a smaller bungalow with an attached single car garage and two Quonsets located on 19.74 acres. West of the bungalow is 20 acres of vacant farmland. The two residences on this property are suitable for owner occupancy, staff housing or other specialized uses. Strategically located, this property also provides easy access to the Prairie Economic Gateway inland port. With a wide range of permitted/discretionary uses, this is an exceptional opportunity to acquire a landmark property with multiple revenue streams and unlimited future potential in one of Western Canada's fastest-growing markets.