



GRASSROOTS
REALTY GROUP

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283055 Township Road 250
Rural Rocky View County, Alberta

MLS # A2331366



\$2,999,888

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,068 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	4.00 Acres		
Lot Feat:	Front Yard, Treed		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	Residential Rule
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Hidden gem, Rare opportunity to own this exceptional 4-acre property in the highly sought-after Conrich area, ideally located directly across from the CN Logistics Park. Offering an outstanding combination of country living, business functionality, and future development potential, this property is a smart investment for today and tomorrow. The spacious bi-level home features 3 bedrooms on the main level and a fully developed walk-up basement with a 2-bedroom illegal suite—perfect for extended family, guests, or potential rental income. The shingles were replaced approximately six years ago. While the home could benefit from some TLC, it presents an excellent opportunity to renovate and add value. The impressive outbuildings make this property truly stand out. An oversized double detached garage with an office provides excellent workspace, while the heated mechanic's shop is a dream for business owners or hobbyists. The shop includes three 14-foot overhead doors, 220-volt power, and plenty of room for trucks, equipment, RV storage, or a wide range of commercial uses. Surrounded by hundreds of mature trees, the property offers outstanding privacy and the peaceful atmosphere of acreage living, all while being just minutes from Calgary. Adding even greater value, the property is located within the approved Conrich Area Structure Plan and is designated for future Hamlet Commercial development, making it an exceptional long-term investment opportunity. Conveniently located just minutes from: CN Logistics Park (directly across the road) Calgary city limits —; approximately 5 minutes Highway 1 (Trans-Canada Highway) Stoney Trail (Ring Road) Calgary International Airport —; approximately 20—25 minutes Downtown Calgary —; approximately 20—25 minutes Whether you're looking for a

private acreage, a home-based business location, or a property with outstanding future commercial potential, this unique offering checks all the boxes. SELLER MOTIVATED DO NOT HESITATE TO MAKE AN OFFER. Call your favorite REALTOR® today to book your private viewing!