



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

263043 / 263039 Range Road 14
Rural Rocky View County, Alberta

MLS # A2346375

\$4,200,000



Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,039 sq.ft.	Age:	1905 (121 yrs old)
Beds:	7	Baths:	3
Garage:	Parking Pad		
Lot Size:	140.30 Acres		
Lot Feat:	Farm		

Heating:	High Efficiency, Mid Efficiency, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum, See Remarks	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	20-26-1-W5
Exterior:	Concrete, Mixed, See Remarks, Unknown, Wood Frame	Zoning:	A-Gen
Foundation:	Block, Poured Concrete, See Remarks	Utilities:	Electricity Paid For, Natural Gas Connected
Features:	Laminate Counters, Vinyl Windows		

Inclusions: Quonet, 30x26 storage, 30x36 barn, 64x28 shelter, 36x24 shelter

Fantastic opportunity to own 140 acres of prime development land just over 1 mile from either Airdrie and Calgary, boasting 2 income producing houses, 40x80 quonset (rented), numerous outbuildings (2 shelters), a seasonal creek, and 3 wells (estimated 5 gpm each). The remaining land could easily be rented to a local farmer, or to maximize short term revenue, the 30x36 bar, 64x28 shelter, and 36x24 shelter could be utilized to board horses. The Calgary / Airdrie corridor is widely expected to be one of the hottest near term land plays around Calgary, with current development ~2 miles away, with many developers like keeping a decade plus of developable land in their portfolio. Minutes to Cross Iron mills, Calgary, Airdrie, and Balzac. Note: the 2 house COMBINE 3000+ sq ft.