

# \$4,495,000 - 243003 Range Road 270, Rural Rocky View County

MLS® #A2164440

**\$4,495,000**

4 Bedroom, 4.00 Bathroom,  
Agri-Business on 32.17 Acres

NONE, Rural Rocky View County, Alberta

This RARE and VERSATILE 32.17 Acre property presents an exceptional opportunity to step into a THRIVING Horticultural business while enjoying the comforts of country living—just 20 minutes east of Calgary and mere minutes from the De Havilland Commercial Airport development. With 3 separate addresses, each offering independent access, roads, and services, this property is also ripe with subdivision potential. The turn-key business includes established wholesale contracts for annual flowers and food plants, a busy retail garden centre complete with an online store, and a loyal local customer base. Springtime bursts into colour with 4 massive greenhouses full of flowering plants, while another greenhouse awaits rental opportunities for additional income.

There's also space allocated for sea cans, offering potential for year-round production. Infrastructure is expansive and well-equipped: 7 greenhouses, 2 Quonsets, a dugout, a heated pump shack, and access to 35 acres of permanent irrigation rights via a canal ensure that this business is built for success in every season. The main residence is a beautifully renovated 2,608 sq ft home featuring 4 bedrooms—including 2 with en-suite—a gourmet chef's kitchen, stone fireplace, spacious living and dining areas, and extensive landscaping. A full basement remains undeveloped, offering more room to



expand. The 2nd home is a modernized 1,548 sq ft mobile with 3 bedrooms, 2 bathrooms, and generous living space. Additional structures include a 120' x 50' Quonset with concrete flooring, high ceilings, heating, cooling, and 3-52' sea cans ready for year-round growing, plus a 2nd heated 30' x 45' Quonset with a walk-in fridge and workshop. The retail garden centre building is fully heated and features sales space, offices, a lunchroom, and 2 bathrooms. With an estimated \$400,000 in inventory from grower pots and plants to greenhouse and irrigation supplies this business is primed for a seamless transition. The current owners are even offering FREE training for your first season to set you up for success. The land also includes 3 fenced areas ideal for livestock, outdoor crops, or even a U-Pick operation. Whether you're dreaming of retail, wholesale, rental, livestock, or agritourism, this property offers endless income streams. Properties like this are exceptionally rare don't miss your chance to take the reins of a flourishing horticultural business and embrace the lifestyle that comes with it. Contact your favorite REALTOR® today to explore the full potential of this one-of-a-kind opportunity!!

Built in 1970

### Essential Information

MLS® #	A2164440
Price	\$4,495,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Acres	32.17
Year Built	1970
Type	Agri-Business

Sub-Type	Agriculture
Style	2 Storey
Status	Active

### Community Information

Address	243003 Range Road 270
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T1X 2J7

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Waterfront	Canal Access, Creek

### Interior

Interior Features	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage
Appliances	Central Air Conditioner, Built-In Gas Range, Convection Oven, Dishwasher, Dryer, Freezer, Refrigerator, Range Hood, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Barbecue, Courtyard, Garden, Outdoor Grill, Outdoor Kitchen, Private Entrance, Private Yard, Rain Barrel/Cistern(s), Storage
Lot Description	Brush, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Front Yard, Garden, Lawn, Many Trees, Open Lot, Private, Subdivided, Views, Wooded
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	September 13th, 2024
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Days on Market	302
Zoning	ASML

## **Listing Details**

Listing Office	RE/MAX House of Real Estate
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