

262238 Range Road 14
Rural Rocky View County, Alberta

MLS # A2178798



\$2,650,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,682 sq.ft.	Age:	1957 (68 yrs old)
Beds:	3	Baths:	1
Garage:	Quad or More Detached		
Lot Size:	40.00 Acres		
Lot Feat:	Farm, Fruit Trees/Shrub(s), Pasture		

Heating:	Forced Air
Floors:	Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	Well
Sewer:	Septic Tank
Condo Fee:	-
LLD:	16-26-1-W5
Zoning:	A-GEN
Utilities:	-

Inclusions: n/a

Location, location, location. This established property is situated in a prime location approximately 1 mile from THREE different urban/commercial locals. Calgary, Airdrie and Balzac are all minutes away. This is an immense buy & hold opportunity that must be seized. Position your business now. Plenty of infrastructure in place to build on and create income. Previously permitted for building up to 50 horses. Up until very recently, was being used as a dog agility training facility. Numerous revenue opportunities remain untapped. Huge, huge potential today AND even more potential in the future, as surrounding municipalities grow & expand. 3 bedroom bungalow, 2 Quonsets, 4 car garage with 3 doors, a 70' X 150' indoor arena PLUS offices, storage areas and lunch room, a 20 stall barn measuring 70' X 75', 8 paddocks approx 20' X 100', 1 open cow shed, 2 water wells, 3 hydrants...there is lots to work with here. Every now & then, a unique opportunity arises. This is it. With some elbow grease and TLC, this property has great potential. All showings by appointment only.