

243003 Range Road 270
Rural Rocky View County, Alberta

MLS # A2164440



\$4,495,000

Division:	NONE		
Cur. Use:	Agricultural, Nursery		
Style:	2 Storey		
Size:	0 sq.ft.	Age:	1970 (55 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	-		
Lot Size:	32.17 Acres		
Lot Feat:	Brush, Creek/River/Stream/Pond, Front Yard, Fruit Trees/Shrub(s), Garden, L		

Heating:	Forced Air, Natural Gas	Water:	Other, Well
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	Septic Field
Roof:	Asphalt Shingle	Near Town:	Langdon
Basement:	Full, Unfinished	LLD:	13-24-27-W4
Exterior:	Brick, Vinyl Siding	Zoning:	ASML
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage		

Major Use: Greenhouse, Herbs, Nursery, Plants/Flowers

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!!