

**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	Water:	Well
Floors:	Ceramic Tile, Laminate	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	16-26-1-W5
Exterior:	Wood Frame	Zoning:	A-GEN
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

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.