

\$3,275,000 - 270168 Range Road 283, Rural Rocky View County

MLS® #A2202498

\$3,275,000

3 Bedroom, 3.00 Bathroom, 1,549 sqft
Agri-Business on 155.01 Acres

NONE, Rural Rocky View County, Alberta

Farming Opportunity! This 155 ACRE parcel of land is for sale for the first time in 97 years. A main highlight of this property is the 140 ACRES OF CULTIVATED FARMLAND currently used for growing hay. The perimeter of the entire property is fenced and cross-fenced and complete with a gated entrance. This property is ideal for farmers, horse enthusiasts or a small business in need of space for equipment and business operations.

The 10-ACRE BUILDING SITE consists of TWO "MOVE IN READY"™ HOMES each complete with their own yard. The main home is an impeccably maintained, 3 bedroom, 1549 sq ft bungalow with a fully developed, walk out basement and a detached, oversized, double-car garage. The balcony is the perfect place to watch out over the picturesque ponds and the breath-taking views. The second home is a renovated, 1930's, two-storey farmhouse featuring a covered veranda, two bedrooms upstairs, 1 and a half bathrooms and a good-sized, detached double car garage. Outbuildings include the HIGH-END SHOP with a graveled equipment yard, another SHED/BARN, ample GARDEN SPACE plus GREENHOUSE, a CORRAL with animal shelter and waterer, and a 5-ACRE PASTURE conveniently nearby.



Extras include a golf driving range, horseshoe pit, cabin, TWO NATURALLY SPRING-FED PONDS, and two firepit areas. One pond is stocked with TROUT, perfect for those who love to fish, while the other is designed for pure recreational enjoyment. It features a small beach for the kids, a dock for the pedal boat, and even a zip line for added fun. There's an RV plugin nearby for additional guests.

This Alberta property boasts a prime location. It is a short drive to the City of Airdrie and a mere 20-minute drive to the City of Calgary. Don't miss this great opportunity for country living and to be the proud owner of this meticulously cared-for building site and its highly coveted, productive, and hard-to-find farmland. SEE THE ATTACHED ~FEATURE SHEET~ ABOVE FOR MORE IN-DEPTH DETAILS ON THE HOUSES AND BUILDINGS. More photos are available upon request. Call today for further information or to schedule your tour of the property.

Essential Information

MLS® #	A2202498
Price	\$3,275,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,549
Acres	155.01
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Active

Community Information

Address	270168 Range Road 283
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4A2S9

Amenities

Parking	Double Garage Detached, See Remarks
# of Garages	4

Interior

Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Lot Description	Landscaped, Lawn, Treed, Farm, Pasture, Secluded
Roof	Asphalt Shingle
Foundation	Poured Concrete, See Remarks

Additional Information

Date Listed	April 4th, 2025
Days on Market	15
Zoning	AG

Listing Details

Listing Office	RE/MAX ACA Realty
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.