

# \$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, 1930s™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	8
Zoning	AG

## Listing Details

Listing Office	RE/MAX ACA Realty
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