

A, 281025 Range Road 42
Rural Rocky View County, Alberta

MLS # A2267022



\$998,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,329 sq.ft.	Age:	1960 (65 yrs old)
Beds:	5	Baths:	1
Garage:	Gravel Driveway, Oversized, Parkade, Parking Lot, RV Access/Parking		
Lot Size:	3.04 Acres		
Lot Feat:	Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	S-pub
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	See Remarks		

Inclusions: none

Incredible Opportunity & 3.04+ Acre Multi-Use Acreage on Highway 22. Welcome to a rare and versatile property located directly off Highway 22, In close proximity to Westbrook School. This unique 3.04+ acre parcel features three separate buildings with income-generating potential and flexible usage options, making it ideal for investors, or anyone seeking space for home, business, and community use—all in one location. Main Residence & 1960's Bungalow. This charming and solidly built 5-bedroom bungalow offers a welcoming blend of vintage character and practical layout. Highlights include: Original hardwood flooring on the main level, large, bright kitchen with eat-in area, spacious living room 4-piece main floor bathroom. The fully developed basement features: Separate entrance & currently set up perfectly for additional living space including 2 bedrooms, large recreation area, 3-piece bathroom laundry room, oversized windows for excellent natural light. The home was moved onto a wood foundation in 1988, providing strong structural integrity and modern utility access. Fully Renovated commercial/ retail facility: A spacious and adaptable modular building. Offers significant space for rentals or community use. It features, large open hall with capacity for up to 80 seated guests (with round tables) or 120 theatre style seated. Functional commercial kitchen, 2 bathrooms, potential multiple office spaces, high-efficiency furnace (2016) This building is ideal for leasing, rental use, church congregation, private event space, medical clinic, seniors care facility, or expanding your childcare business. Income Property & Tenant-Occupied Single Wide. A fully renovated single wide 720sq ft trailer provides consistent rental income. Currently tenant-occupied at \$1,850/month, it includes: An updated kitchen,

comfortable living room with gas fireplace, Air conditioning, 4-piece bathroom an office area and a newer furnace. This unit is in excellent condition and adds strong revenue value to the property. With flexible zoning and incredible versatility, this property is a must-see for those looking to live, work, and invest in a rapidly growing area just outside of town. Whether you're envisioning a shared family estate, a commercial enterprise including, preschool, medical clinic, seniors care facility, rental opportunity, or a church and event venue—this acreage offers it all. Reach out today to explore all the possibilities this property holds! Directions: 15 minutes North on Highway 22 from Cochrane.