

**243003 Range Road 270**  
**Rural Rocky View County, Alberta**

**MLS # A2164440**



**\$4,495,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Other, Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Near Town:</b>	Langdon
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	13-24-27-W4
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	ASML
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Phone
<b>Features:</b>	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&ampmdashfrom grower pots and plants to greenhouse and irrigation supplies&ampmdashthis 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&ampmdashdon'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!!