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

MLS # A2164440



\$4,495,000

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

**Heating:** Water: Other, Well Forced Air, Natural Gas Floors: Sewer: Carpet, Ceramic Tile, Hardwood, Vinyl Plank Septic Field Roof: **Near Town:** Langdon Asphalt Shingle **Basement:** LLD: 13-24-27-W4 Full Exterior: Zoning: Brick, Vinyl Siding **ASML** Foundation: **Poured Concrete Utilities:** Electricity Connected, Natural Gas Connected, Phone

Features: 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 a 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— from grower pots and plants to greenhouse and irrigation supplies— this 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—don' 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!