

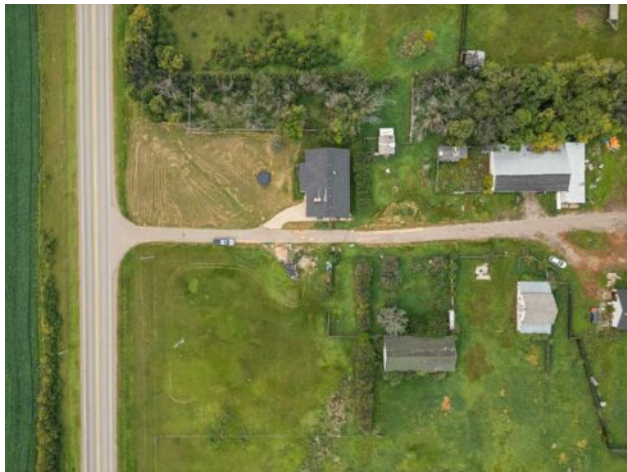


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

280060 Township Road 254
Rural Rocky View County, Alberta

MLS # A2250179



\$1,499,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,575 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Carport		
Lot Size:	13.00 Acres		
Lot Feat:	Level		

Heating:	Forced Air	Water:	Well
Floors:	Hardwood, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	A-GEN
Foundation:	Poured Concrete	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions:	N/A
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Located just minutes East of Calgary, close to Delacour Golf Course. This property has convenient direct access off the highway. Making it highly visible and ideal for future commercial or other redevelopment purposes (subject to approval and permitting by the city/ municipality). This massive parcel of land offers 13 acres has one primary residence, and several outbuildings. The primary residence consists of a 1575 sq ft bungalow with a newer roof and a fully suited basement. Offering 3 bedrooms up with 1.5 baths, a shared laundry space, and a 1 bedroom suite in the basement with its own kitchen area, two large rec rooms, a 3 pc bath and cold storage room. This is currently being rented along with two additional out-buildings. A 99' x 31' shop being rented to a car enthusiast, along with another workshop totaling 800 sq ft being rented as a storage area. There are currently 3 active tenants creating passive income. Please see private remarks for details and terms of lease agreements. This is a great hold property or ideal for someone with a vision. Due to the location and parcel of land it could be used for future residential development, storage facilities (RV's, boats, equipment), animal boarding, farming, event spaces, farmers market, shops etc. (subject to approval and permitting by the city/ municipality). Interior photos of primary residence available upon request.