



GRASSROOTS
REALTY GROUP

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243003 BOUNDARY Road
Rural Rocky View County, Alberta

MLS # A2282958



\$3,495,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,608 sq.ft.	Age:	1970 (56 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Additional Parking, Driveway, Guest, Other, Parking Lot, Parking Pad, Unpaved		
Lot Size:	32.17 Acres		
Lot Feat:	Brush, Creek/River/Stream/Pond, Front Yard, Fruit Trees/Shrub(s), Garden, L		

Heating:	Forced Air, Natural Gas	Water:	Other, Well
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	13-24-27-W4
Exterior:	Brick, Vinyl Siding	Zoning:	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		

Inclusions: Dual Built-In Air Conditioners, 1 Furnace in the Garden Center, 5 Furnaces in Greenhouses, 3 Furnaces in the main home, 1 furnace in the mobile home, Built in Gas-Range, 2 Central Air Conditioners, Convection Oven, 2 Dishwashers, Dryers, 2 Range Hoods, 2 Refrigerators, 2 Washer, Window Coverings

EXCEPTIONAL country residence with 2 homes on 32.17 acres. EASY ACCESS to Calgary + ONLY 6km from the future De Havilland site!! This MUST-SEE hobby farm offers an outstanding opportunity to jump into country living, with plenty of space for horses or other animals, or for possible future development! Greenhouses, dugout, irrigation canal with 35 acres of permanent irrigation rights + an existing garden centre on the site make this a dream property for the experienced or would-be horticulturalist. Not your vision? Then just think of the possibilities for repurposing all that infrastructure, or generating rental income!! The 2605 sq. ft, 2-storey home has been lovingly renovated throughout for comfort + style. The spacious, open plan main floor includes a modern, chef-inspired kitchen, living room with wood burning stove, dining room, laundry room, half-bath + large storage room. Upstairs there are 4 bedrooms, with 2 en-suites + a separate, full bathroom. The unfinished basement offers a further 1056 sq. ft. of potential for future development. Outside, the professionally landscaped yard comes complete with a patio, outdoor kitchen and pizza oven, all surrounded by mature trees. A peaceful oasis for enjoying the best of country living. A 1548 sq. ft. mobile home has 3 bedrooms + 2 bathrooms, kitchen, living room, laundry room, mud room + storage room. Perfect for family or rental income. Outbuildings include 2 quonsets, one of which contains 3 seacans set up for year-round growing + a spacious workshop. There are seven greenhouses (5 of which are heated and irrigated), + a retail garden centre building. 3 separate, fully fenced outdoor areas could be used as growing spaces, or as paddocks/pasture for livestock. Opportunities like this are few and far between, and this unique property comes with so many possibilities. Whether

you're looking for the peace and quiet of country living, a place to raise horses or livestock, an exciting business opportunity or the chance to generate some passive rental income, this place has it all. The garden centre space comes with a website, online store, loyal customer base, wholesale customer list and more. This property comes as is, and includes all garden centre, growing and nursery supplies and Inventory. Don't miss out - Book your Private showing NOW!!