



**244024 Conrich Road  
Rural Rocky View County, Alberta**

**MLS # A2283263**



**\$4,950,000**

**Division:** NONE

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,350 sq.ft.

**Zoning:** Business-Recreational

**Heating:** Forced Air, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Asphalt Shingle

**Utilities:** -

**Exterior:** Mixed

**Parking:** -

**Water:** -

**Lot Size:** 17.27 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** All permanent fixtures, buildings owned by the landowner

Rare Opportunity to purchase 17.27 Acres currently zoned Business/Recreational this is a long-established 188-site RV and campground destination just a few minutes east of Calgary, perfectly positioned along the Trans-Canada Highway in Rocky View County which allows tons of exposure and excellent opportunity for growth. Currently the land is being leased to the campground operator and has two years remaining on the existing lease that offers a revenue percentage lease to the property owner. This well established RV Park and Campground Operates year round with a majority of the sites offering power and sewer. Water is available spring through fall. Ideally positioned right in between Calgary and Chestermere. The campground offers approximately 188 serviced sites suitable for nightly, weekly, and extended-stay bookings, giving an incoming owner excellent flexibility in rate structure and site mix. Guests enjoy a wide range of amenities, including a convenience store, 18-hole mini golf, playground, coin showers, coin laundry, dump station, and easy access to Chestermere Lake's public beach just a few kilometres away. At the heart of the property is a 1,933 sq ft main office and service building, thoughtfully laid out with a welcoming reception, general store, laundry room, and separate men's and women's washrooms, each with dedicated shower areas; ideal for both short-term campers and long-stay RV guests. Above, a spacious 1,987 sq ft owner/manager residence provides three bedrooms plus separate living, dining, and kitchen spaces, creating true live-and-work convenience or additional rental potential. A second, detached owner's home offers approximately 3,350 sq ft above grade with three bedrooms and 1.5 bathrooms, plus a developed lower level featuring two more bedrooms, a full

bathroom, a second kitchen, and a large recreation room&mdash;perfect for multi-generational living, staff housing, or additional income as a rental dwelling.Beyond the camping and residential components, the property benefits from an on-site cell tower that generates additional lease income for the landowner, adding another dependable revenue stream to the overall operation. This is an exceptional opportunity to acquire a high-visibility, business-recreational zoned campground on the edge of a major metropolitan area, yet close to lakes, open countryside, and the Rockies. Whether you are an experienced park operator, hospitality investor, or lifestyle buyer seeking a profitable live&ndash;work property, this established RV park offers the infrastructure, location, and upside to anchor your portfolio for years to come.