



**233165 & 233191 Range Road 280
Rural Rocky View County, Alberta**

MLS # A2293746

\$1,799,000



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,248 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	11.54 Acres		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	A-GEN
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: None

Prime Investment Opportunity! Rare 11.54-acre revenue property at the high-visibility corner of Glenmore Trail & Hwy 791, generating \$9,300/month in rental income. The property features 2 detached homes (large bungalow & 2-storey), each with double garages and separate gas & electric meters. Additional income-producing buildings include 2 large Quonsets, barn, and multiple sheds. Mature trees provide privacy and separate entrances one for each home. The parcel offers 233 meters of frontage on Hwy 791 and approx. 200m depth, with beautiful mountain and Calgary skyline views. Ideally located only 25 minutes to Downtown Calgary, 4 minutes to Calgary city limits, and only a 4 minute drive to the Painted Sky Commercial in Langdon. Excellent holding property with strong cash flow and future development potential.