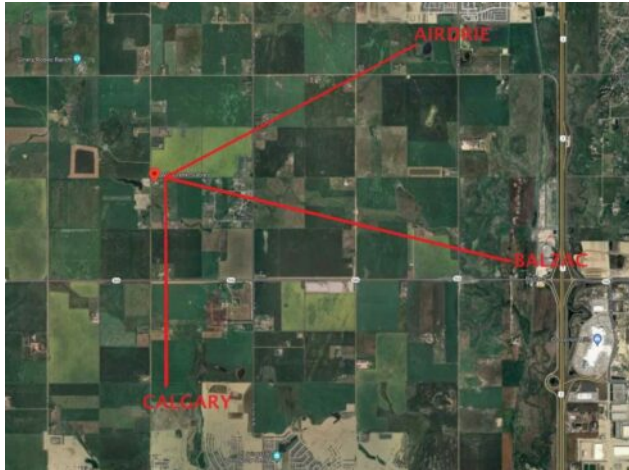




262238 Range Road 14
Rural Rocky View County, Alberta

MLS # A2090466



\$2,900,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,682 sq.ft.	Age:	1957 (67 yrs old)
Beds:	3	Baths:	1
Garage:	Quad or More Detached		
Lot Size:	40.00 Acres		
Lot Feat:	Farm, Fruit Trees/Shrub(s), Pasture		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	16-26-1-W5
Exterior:	Wood Frame	Zoning:	A-GEN
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Location, location, location. This established, income producing property is situated in a prime location approximately 1 mile from THREE different urban/commercial locals. Calgary, Airdrie and Balzac are all minutes away. This is an immense buy & hold opportunity that must be seized. EARN INCOME now. Currently producing approx \$120,000 gross with substantial room to expand. Permitted for boarding up to 50 horses. Currently being used as a dog training facility. Numerous revenue opportunities remain untapped. Huge, huge potential today, as is AND even more potential in the future, as surrounding municipalities grow & expand. 3 bedroom bungalow, 2 Quonsets, 4 car garage with 3 doors, a 70' X 150' indoor arena PLUS offices, storage areas and lunch room, a 20 stall barn measuring 70' X 75', 8 paddocks approx 20' X 100', 1 open cow shed, 2 water wells, 3 hydrants...there is lots to work with here. Every now & then, a unique opportunity arises. This is it. All showings by appointment only.