



**252158 Range Road 280**  
**Rural Rocky View County, Alberta**

**MLS # A2135017**



**\$1,800,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,761 sq.ft.	<b>Age:</b>	1906 (118 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Gravel Driveway, Oversized, Parking Pad, Quad or More Detached, RV Access		
<b>Lot Size:</b>	35.83 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Gazebo, Garden, Meadow, Pasture, Rolling Slope,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	18-25-27-W4
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	AG General
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Farm Equipmentr Negotiable

35.83 acres, historical significance, a stunning heritage house, a 32'x100' barn with loft (6,400 square feet total), a grain elevator/storage structure, a 1500 square foot heated shop/garage, the property borders the Western Irrigation District's canal, water rights are included, the property is zoned "Ag General" allowing a second home to be built, huge home based business opportunities, and all of this is located not far east of Calgary between McKnight and Country Hills Boulevards, close to the CN Logistics Centre and Conrich. This property has a lot going on....so be sure to book ample time to check it all out. The current owners were granted a license and a development permit to operate a business here that included storage of heavy-duty equipment. Perhaps this is the opportunity you have been waiting for to amalgamate your business and residence into one property? This unique home offers a walkout basement, 3 bedrooms, 3 bathrooms, and a unique floorplan that must be seen to be appreciated. The lofted primary suite has stunning mountain views, and the walkout basement has a wide-open floor plan that is sure to meet your space requirements. The heritage barn has 6 horse stalls (one currently used for tack and feed), 2 tie stalls, and that only takes up about 1/3 of the main floor. Head up the stairs to another 3200 square feet of loft that would make the perfect setting for Alberta's largest barn dance. The workshop/quonset/garage is heated and insulated and offers about 1500 square feet of workspace. Up on top of the hill you will find the grain elevator and storage building that has been well preserved, and if you like solid old structures, this one will be a treat to visit, with all the old elevator hardware still intact. There are multiple other structures including 4 portable horse shelters, a bunkhouse, and a couple of other solid structures for storage and/or

livestock. There are 2 paddocks, 4 different grazing pastures ranging in size from 1 to approximately 18 acres, a livestock waterer, multiple wells, a bunch of fruit trees, and the most beautiful private setting with rolling landscape with incredible views. This place works as an equestrian facility, a place to run your business from home, it would generate a ton of revenue as an investment, and perhaps it can work as a hybrid property accomplishing all the above. Maybe it will work for another application that you have in mind. You have got to come by and check this place out. There is a lot going on here, and it has clearly been loved for generations. You will never find another like it, especially this close to Calgary. Book a private viewing at your convenience.