

# \$3,275,000 - 270168 Range Road 283, Rural Rocky View County

MLS® #A2202498

**\$3,275,000**

3 Bedroom, 3.00 Bathroom, 1,549 sqft  
Agri-Business on 155.01 Acres

NONE, Rural Rocky View County, Alberta

Farming Opportunity! This 155 ACRE parcel of land is for sale for the first time in 97 years. A main highlight of this property is the 140 ACRES OF CULTIVATED FARMLAND currently used for growing hay. The perimeter of the entire property is fenced and cross-fenced and complete with a gated entrance. This property is ideal for farmers, horse enthusiasts or a small business in need of space for equipment and business operations.

The 10-ACRE BUILDING SITE consists of TWO "MOVE IN READY"™ HOMES each complete with their own yard. The main home is an impeccably maintained, 3 bedroom, 1549 sq ft bungalow with a fully developed, walk out basement and a detached, oversized, double-car garage. The balcony is the perfect place to watch out over the picturesque ponds and the breath-taking views. The second home is a renovated, 1930's, two-storey farmhouse featuring a covered veranda, two bedrooms upstairs, 1 and a half bathrooms and a good-sized, detached double car garage. Outbuildings include the HIGH-END SHOP with a graveled equipment yard, another SHED/BARN, ample GARDEN SPACE plus GREENHOUSE, a CORRAL with animal shelter and waterer, and a 5-ACRE PASTURE conveniently nearby.



Extras include a golf driving range, horseshoe pit, cabin, TWO NATURALLY SPRING-FED PONDS, and two firepit areas. One pond is stocked with TROUT, perfect for those who love to fish, while the other is designed for pure recreational enjoyment. It features a small beach for the kids, a dock for the pedal boat, and even a zip line for added fun. There's an RV plugin nearby for additional guests.

This Alberta property boasts a prime location. It is a short drive to the City of Airdrie and a mere 20-minute drive to the City of Calgary. Don't miss this great opportunity for country living and to be the proud owner of this meticulously cared-for building site and its highly coveted, productive, and hard-to-find farmland. SEE THE ATTACHED ~FEATURE SHEET~ ABOVE FOR MORE IN-DEPTH DETAILS ON THE HOUSES AND BUILDINGS. More photos are available upon request. Call today for further information or to schedule your tour of the property.

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2202498      |
| Price          | \$3,275,000   |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,549         |
| Acres          | 155.01        |
| Type           | Agri-Business |
| Sub-Type       | Agriculture   |
| Style          | Bungalow      |
| Status         | Active        |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 270168 Range Road 283   |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T4A2S9                  |

## Amenities

|              |                                     |
|--------------|-------------------------------------|
| Parking      | Double Garage Detached, See Remarks |
| # of Garages | 4                                   |

## Interior

|              |                                                        |
|--------------|--------------------------------------------------------|
| Appliances   | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Has Basement | Yes                                                    |
| Basement     | Finished, Full, Walk-Out                               |

## Exterior

|                 |                                                  |
|-----------------|--------------------------------------------------|
| Lot Description | Landscaped, Lawn, Treed, Farm, Pasture, Secluded |
| Roof            | Asphalt Shingle                                  |
| Foundation      | Poured Concrete, See Remarks                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 15              |
| Zoning         | AG              |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | RE/MAX ACA Realty |
|----------------|-------------------|

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