

\$1,100,000 - 25113 Twp Rd 272, Rural Rocky View County

MLS® #A2264162

\$1,100,000

3 Bedroom, 3.00 Bathroom, 1,326 sqft
Single Family on 4.79 Acres

N/A, Rural Rocky View County, Alberta

Welcome to this unique acreage in the beautiful county of Rocky View—where the charm of country living meets the convenience of being just minutes from both Calgary and Airdrie. Nestled on a gorgeous 4.79-acre treed lot, this walkout bungalow offers exceptional privacy, expansive outdoor space, and a rare opportunity to operate a home-based business with an impressive commercial-grade shop. This 1,327 sqft bungalow features 3 bedrooms and 3 bathrooms, with a bright and functional open-concept layout. The main living area boasts vaulted ceilings, luxury vinyl plank flooring, and a custom 14'™ live-edge wood feature shelf that adds warmth and personality. The kitchen is well-appointed with stainless steel appliances, Quartz-style countertops, walk-in pantry and a large island with a flush eating bar—perfect for everyday use and entertaining alike. Step outside to a stunning 40' x 14' south-facing deck surrounded by mature trees—ideal for outdoor dining, peaceful mornings, or watching the sunset over your private landscape. The walkout basement is partially finished, offering a full bathroom and incredible potential for future development to suit your lifestyle. Now let's talk about some of the game-changing features: the property has a unique zoning of B-AGR and a state-of-the-art 40'™ x 35'™ shop—a dream for entrepreneurs or agricultural enthusiasts.



Easily setup to be operated as a microgreens facility, this ultra-clean, thoughtfully designed structure includes: Its own septic tank and field, 4-4 ton AC/Heat Lennox rooftop units, 6 Vortex exhaust fans, Heppa filters in and out, RO system for 1000 gallon/day, commercial-grade finishes, Polyspartic floors, food-safe vinyl walls, specialized equipment, 600amp power for growing or any other operations you have in mind. Multiple work zones, lab space, and each room has its own climate control systems. With B-AGR zoning, the property offers flexibility for a wide range of uses. Operate a high-performance grow business, convert the space to a workshop, or repurpose for your own entrepreneurial vision. There's plenty of room for equipment, vehicles, and delivery access, thanks to the separate gated driveway entry to the shop. Additional highlights include three water wells, raised garden bed, ample fenced green space for pets or livestock, horse shelter and endless potential for those looking to build a lifestyle around land, privacy, and purpose. If you've been dreaming of a home where you can live, grow, and thrive—this is your opportunity. (id:6289)

Built in 2003

Essential Information

Listing #	A2264162
Price	\$1,100,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,326
Acres	4.79
Year Built	2003
Type	Single Family
Sub-Type	Freehold

Style Bungalow

Community Information

Address 25113 Twp Rd 272
Subdivision N/A
City Rural Rocky View County
Province Alberta
Postal Code T4B2A3

Amenities

Features Treed, Other, PVC window, No neighbours behind
Parking Spaces 8
Parking Gravel, RV
View View

Interior

Appliances Dishwasher, Stove, Microwave Range Hood Combo, See remarks, Window Coverings, Washer & Dryer
Heating Propane Forced air
Cooling None
of Stories 1
Has Basement Yes
Basement Walk out

Exterior

Exterior Vinyl siding
Exterior Features Garden Area, Lawn
Construction Wood frame
Foundation Wood

Listing Details

Listing Office Grassroots Realty Group



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