

283235 Township 224 Road
Rural Rocky View County, Alberta

MLS # A1013121



\$5,999,999

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	4,468 sq.ft.	Age:	1990 (31 yrs old)
Beds:	3	Baths:	4 full / 1 half
Garage:	Triple Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	21.67 Acres		
Lot Feat:	Cleared, Creek/River/Stream/Pond, Dog Run Fenced In, Environmental Rese		

Heating:	In Floor, Make-up Air, Heat Pump, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Partial	LLD:	21-22-28-W4
Exterior:	Concrete	Zoning:	Ranch and Farm District
Foundation:	Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island		

Inclusions: Hot Tub, Televisions, Stereo, Furniture in sunken living room, gym equipment.

Amazing opportunity to own a prestigious property close to Calgary. The Hotchkiss farm is known for excellence in and around Calgary. No expense has been spared in creating this one-of-a-kind property. It all starts with the 4500 sq. ft. ranch-style bungalow with a triple attached garage. Large rooms, an open kitchen, fireplaces throughout, and entertaining areas adorn this home. Next is the greenhouse that produced amazing produce. The potential for craft growing like herbs or cannabis is waiting. It has a packing and processing plant in place to facilitate your final product. A massive Hay storage area facilitates the rest of the land and could be used in other ways like events. There is a heated shop/garage attached to this storage area as well for all your toys or to run a business. Horse enthusiasts will be absolutely astonished at the indoor riding area and adjoining horse barn set up with individual pens and direct access to the fenced-in paddocks where your horses can graze. A separate Equipment building and Mechanical shop along with a mobile home for ranch hands or staff are already in place. This is a once-in-a-lifetime opportunity to make this house and farm anything you want. From a craft grower or craft cannabis, craft brewery, or distillery or any other kind of business you can think of could easily thrive out of all the outbuildings this property has to offer. Seller Accepts BITCOIN and Crypto Currency.