

**25113 Twp Rd 272**  
**Rural Rocky View County, Alberta**

**MLS # A2264162**



**\$1,100,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,326 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Gravel Driveway, RV Access/Parking		
<b>Lot Size:</b>	4.79 Acres		
<b>Lot Feat:</b>	Garden, Gentle Sloping, Lawn, Many Trees, No Neighbours Behind, Pasture,		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Well
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished, Walk-Out To Grade	<b>LLD:</b>	7-27-2-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	B-AGR
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Call Listing Agent		

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 “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.