

# \$1,100,000 - 281025 Range Road 42, Rural Rocky View County

MLS® #A2227589

**\$1,100,000**

5 Bedroom, 2.00 Bathroom, 1,329 sqft  
Residential on 3.04 Acres

NONE, Rural Rocky View County, Alberta

Incredible Opportunity â€” 3.04Â± Acre Multi-Use Acreage on Highway 22. Welcome to a rare and versatile property located directly off Highway 22, In close proximity to Westbrook School. This unique 3.04Â± acre parcel features three separate buildings with income-generating potential and flexible usage options, making it ideal for investors, or anyone seeking space for home, business, and community useâ€”all in one location. Main Residence â€” 1960â€™s Bungalow. This charming and solidly built 4-bedroom bungalow offers a welcoming blend of vintage character and practical layout. Highlights include:

Original hardwood flooring on the main level, large, bright kitchen with eat-in area, spacious living room

4-piece main floor bathroom.

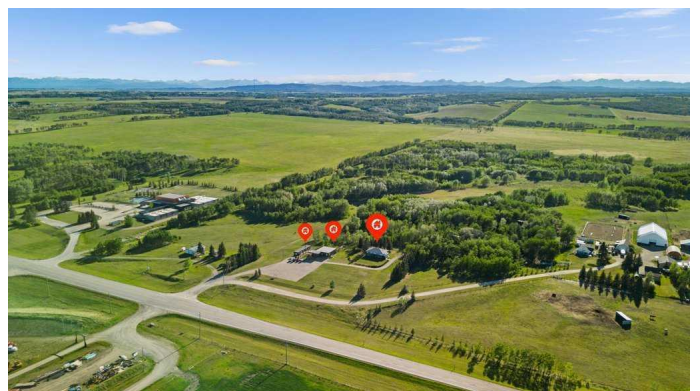
The fully developed basement features:

Separate entrance â€” currently set up perfectly for additional living space including 2 bedrooms, large recreation area, 3-piece bathroom

laundry room, oversized windows for excellent natural light.

The home was moved onto a wood foundation in 1988, providing strong structural integrity and modern utility access.

Event Centre / Church Facility: A spacious and adaptable modular building. Offers significant space for rentals or community use.



It features, large open hall with capacity for up to 80 seated guests (with round tables) or 120 theatre style seated. Functional kitchen, 2 bathrooms, potential multiple office spaces, high-efficiency furnace (2016)

This building is ideal for leasing, rental use, church congregation, private event space, medical clinic, seniors care facility, or expanding your childcare business.

Income Property â€“ Tenant-Occupied Single Wide.

A fully renovated single wide 720sq ft trailer provides consistent rental income. Currently tenant-occupied at \$1,850/month, it includes: An updated kitchen, comfortable living room with gas fireplace, Air conditioning, 4-piece bathroom an office area and a newer furnace. This unit is in excellent condition and adds strong revenue value to the property.

With flexible zoning and incredible versatility, this property is a must-see for those looking to live, work, and invest in a rapidly growing area just outside of town. Whether you're envisioning a shared family estate, a commercial enterprise including, preschool, medical clinic, seniors care facility, rental opportunity, or a church and event venueâ€”this acreage offers it all.

Reach out today to explore all the possibilities this property holds!

Built in 1960

## Essential Information

MLS® #	A2227589
Price	\$1,100,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2

Square Footage	1,329
Acres	3.04
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	281025 Range Road 42
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 1A6

### Amenities

Parking Spaces	6
Parking	Additional Parking, Gravel Driveway, RV Access/Parking, See Remarks, Outside

### Interior

Interior Features	Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cleared, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco, Wood Frame, Wood Siding
Foundation	Wood

### Additional Information

Date Listed	June 3rd, 2025
-------------	----------------

Days on Market	62
Zoning	S-PUB

## **Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.