

# \$975,000 - 291152 Range Road 20, Rural Rocky View County

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MLS® #A2221852

**\$975,000**

3 Bedroom, 2.00 Bathroom, 1,111 sqft  
Agri-Business on 15.01 Acres

NONE, Rural Rocky View County, Alberta

Situated just 10 minutes North-West of Crossfield and only 30 minutes to Calgary, this 15-acre parcel offers the space and freedom of rural living while keeping the town and city within easy reach. The land is a mix of functionality and beauty, with approximately 10 acres of level, cleared ground ready for fencing—ideal for horses, a hobby farm, or your acreage lifestyle vision. A shallow valley with a seasonal pond meanders through the southwest corner of the property, adding charm and a natural feature to this already attractive setting

The property boasts three versatile outbuildings. The largest is a 40'™ x 48'™ heated mechanic's shop with an additional 20'™ x 40'™ extension, formerly used for truck and farm equipment repair. Inside, you'll find a designated office space, parts room, boiler room, and generator room—plus electrical setups for welders and compressors, a concrete floor, and overhead doors for easy access. East of the main shop is a 24'™ x 40'™ cold storage pole shed with power and a concrete floor—ideal for basic storage needs. Finally, a 34'™ x 46'™ storage building features shelving, a mezzanine, concrete floor, interior water hydrant, and a nearby gas riser, providing the option to insulate and heat if desired.

Additional outdoor improvements include a greenhouse, large garden, shed, firepit area,



built-in swing set, and a basketball pad with hoop. Strategically placed light poles ensure visibility and function year-round, even during long winter evenings.

The 1,110 sq.ft. home, originally built in 1965, is modest in size but has been lovingly cared for and thoughtfully updated. Entering from the west side, you'll find a spacious landing with cupboards, a deep utility sink, and plenty of space for boots and coats. The updated kitchen features beautiful solid maple cabinetry and quartz countertops, with a cozy dining area at its center. A sliding door opens to the covered south-facing deck, perfect for morning coffee or evening sunsets. The living room provides a comfortable space and overlooks the yard, garden, and open pasture to the east.

Three main-floor bedrooms (one currently used as an office) and a full four-piece bath offer practicality, while the basement opens into a sprawling 38' x 22' family room—engineered with a steel beam to eliminate support poles for uninterrupted space. The lower level also includes a large bedroom, 3-piece bath, laundry/mechanical room, and dedicated storage space with built-in shelving and water equipment.

This property is a rare find for anyone seeking usable land, quality outbuildings, and a move-in ready home, all in a location that balances rural quiet with proximity to major routes and the airport. Whether you're looking for space to run a small operation or simply a peaceful place to call home, this acreage has everything you need—and room to grow.

Built in 1965

## Essential Information

MLS® #	A2221852
Price	\$975,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,111
Acres	15.01
Year Built	1965
Type	Agri-Business
Sub-Type	Agriculture
Style	Bi-Level
Status	Active

### **Community Information**

Address	291152 Range Road 20
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T0M0S0

### **Amenities**

Parking Spaces	4
Parking	Additional Parking, Aggregate, Front Drive, Garage Faces Side, Gravel Driveway, Heated Garage, Insulated, Oversized, Workshop in Garage, 220 Volt Wiring, Quad or More Detached, Side By Side
# of Garages	4

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, No Smoking Home, Quartz Counters, Recessed Lighting, Natural Woodwork
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Lighting, Private Yard, Storage, RV Hookup
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Garden, Interior

Lot, Lawn, Level, Native Plants, No Neighbours Behind, Rectangular Lot, Wetlands, Cleared, Pasture, Rolling Slope, Seasonal Water, Yard Drainage

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	4
Zoning	A-GEN

### **Listing Details**

Listing Office	CIR Realty
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