

FOR SALE

282063 TOWNSHIP RD 224A

ROCKY VIEW COUNTY, AB





Purchase Price: **\$13,000,000.00**
+ GST if applicable

- An extraordinary ~80 acre property including a luxury pet resort, 2 residences and farmland all just minutes from Calgary.
- Offered as an asset sale, this remarkable property includes an established luxury pet resort that provides pet boarding, private off-leash park rentals and pet memorial services. With Multiple recreation areas, multiple residences, workshops, Quonsets, and specialized operational infrastructure.
- Beautiful mature landscaping, shelterbelts, open green spaces, and panoramic mountain views create a peaceful and private setting.
- North of the resort property is a 2200 sq ft walkout bungalow on 2.71 acres. This home includes views of downtown Calgary, beautiful landscaping, a tranquil waterfall/pond and double and triple car garages.
- Directly south of the resort is a smaller bungalow with an attached single car garage and two Quonsets located on 19.74 acres. West of the bungalow is 20 acres of vacant farmland.
- A rare opportunity to acquire an irreplaceable multi-building commercial acreage with premium facilities and unmatched presence.
- Strategically located, this property also provides easy access to the Prairie Economic Gateway inland port. With a wide range of permitted/discretionary uses, this is an exceptional opportunity to acquire a landmark property with multiple revenue streams and unlimited future potential in one of Western Canada's fastest-growing markets.



Heather Dougall

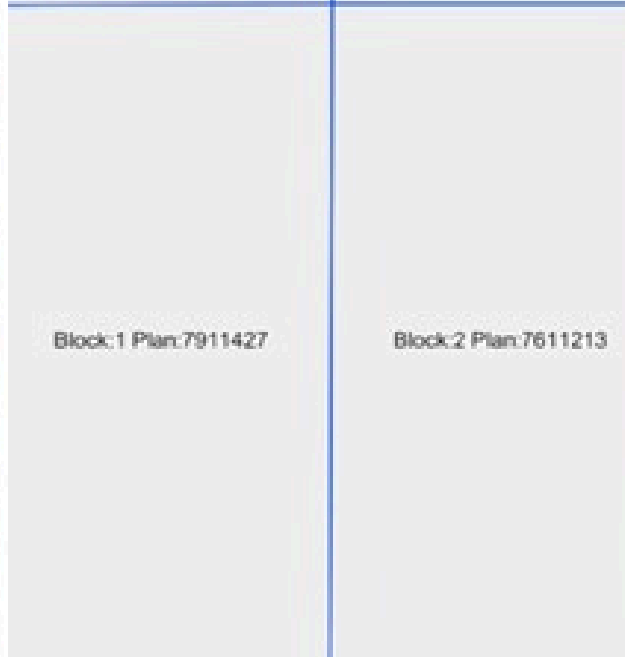
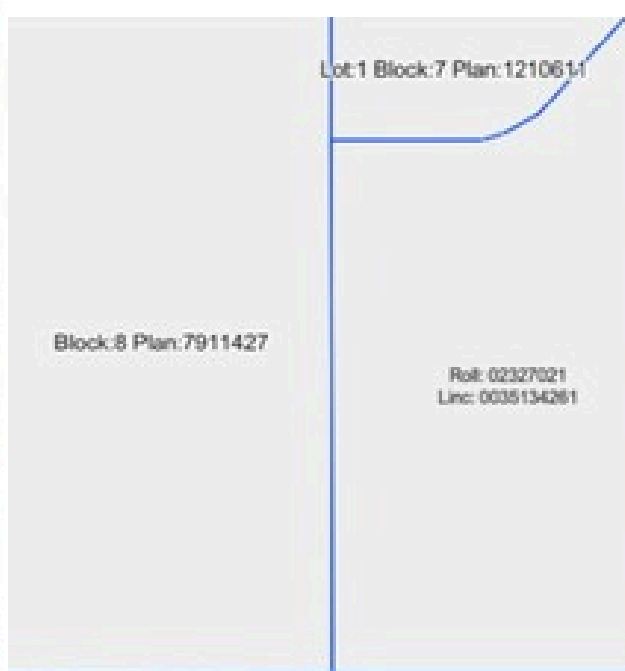
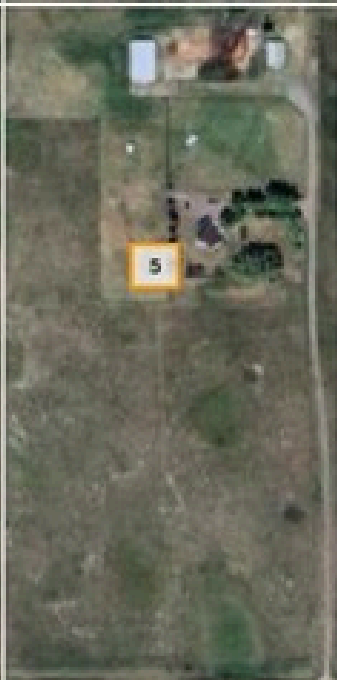
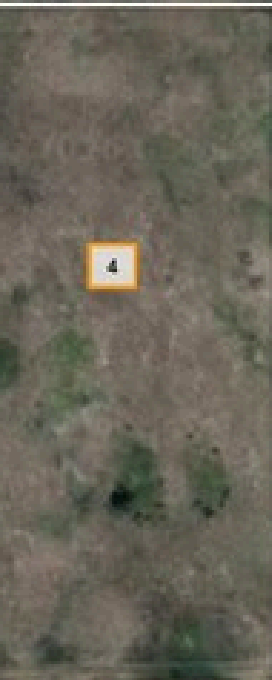
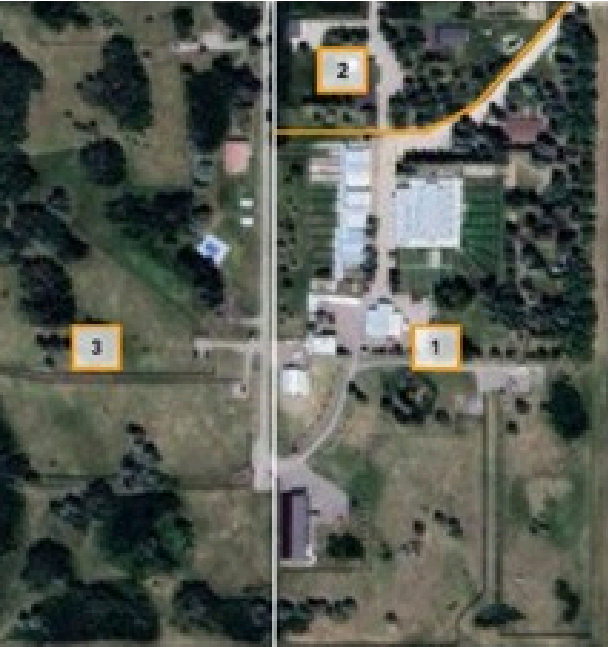
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ROYAL LEPAGE
COMMERCIAL

ROYAL LEPAGE
Benchmark

~ 80 acres on 5 titles



Number | Name

- 1 Country Club Pet Resort (Commercial)
- 2 Residence (Residential)
- 3 ~ 20 Acres (Farmland)
- 4 ~ 20 Acres (Farmland Vacant)
- 5 ~ 20 Acres (Residential)

Lot:1 Block:7 Plan:1210611

Block:8 Plan:7911427

Roll: 02327021
Linc: 0035134261

Block:1 Plan:7911427

Block:2 Plan:7611213





- Multiple specialized buildings including boarding complexes, recreation facilities, workshops, staff facilities, and support infrastructure
- Resort-style amenities including private dog parks, walking areas, outdoor recreation spaces, and premium pet activity zones
- 6 private off-leash dog parks – all fully fenced with privacy screening (3-5 acres)
- Multiple residences on-site providing flexibility for owner occupancy, staff housing, or guest accommodations
- Dedicated operational buildings including laundry facilities, workshops, Quonsets, horse barn, crematorium, and maintenance areas



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ROYAL LEPAGE
COMMERCIAL

ROYAL LEPAGE
Benchmark

40 acres of facilities



Number | Name

- 1 Bird Park
- 2 Residence
- 3 Clubhouse Building
- 4 Pioneer Building
- 5 Stetson Building
- 6 Laundry Room
- 7 Staff Lunchroom
- 8 Crematorium
- 9 Upper Shop
- 10 Brookfield Arena
- 11 Main Shop
- 12 Main Building
- 13 Geriatric Building
- 14 Cemetery
- 15 Scentral Park (Dog Park)
- 16 Horse Barn
- 17 Splash n Dash (Dog Park)
- 18 Pawsitive Times (Dog Park)
- 19 Ruff n Stuff (Dog Park)
- 20 Happy Tails (Dog Park)
- 21 Park n Bark (Dog Park)
- 22 Fetch n Fun (Dog Park)



For Canine Guests...

- 14,000 sq. ft. of indoor kennel space
- 6 one acre off-leash parks
- 40 romping corrals, outdoor playschool and indoor playroom
- Nature trails dogs can explore
- Freshwater swimming pool

For Feline Guests...

- 4000 sq. ft. indoor cattery space
- 22 themed room suites with private outdoor balconies and 6 without outdoor access
- 25 penthouses private outdoor balconies



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ROYAL LEPAGE
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Benchmark

