

For Sale – Business-Live/Work

19.05 Acres (10 Acres zoned for Commercial use)

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Rethinking Commercial Real Estate

403-204-9323



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233205 Glenmore View Road – \$2,500,000



Address:	233205 Glenmore View Road, Rocky View County, AB
Zoning:	B-LWK (Business-Live/Work)
Bungalow Size:	1,417± SqFt
Garage Size:	581± SqFt
Shop Size:	870± SqFt
Lot Size:	19.05± Acres
Asking Price:	\$2,500,000

- **B-LWK (Business-Live/Work) Land Use allows for Commercial/Industrial use on 10 Acres of the land with the balance used for residential and storm water.**
 - Located 5 minutes east of Calgary city limits, this parcel is situated south of Glenmore Trail.
 - The property comes with a bungalow (1,417± SqFt), an oversized garage (581± SqFt) and a heated large shop (870± SqFt) equipped with exhaust fan. Any and all items on and around the buildings are available and negotiable.
 - Proposed future development application includes Commercial/ Industrial building of 6,500 SqFt. within the 9.5 acres on the west.
- More photos available on Pillar 9 (MLS Number A2138193)

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This stunning property has been recently upgraded to ensure comfort and efficiency, making it a perfect blend of modern living and timeless charm. The home, garage, and shop received new roof shingles at the end of 2021, providing both durability and peace of mind. Almost all the windows in the house were replaced at the same time, securely bringing in natural light. In 2022, the exterior of the house, garage, and shop was refreshed with new siding, eavestroughs, and downspouts, complemented by fan fold insulation on the house for added warmth and protection.

The interior features significant updates as well, including a new hot water tank in 2023, ensuring hot water on demand. The same year, a new sump pump and pit were installed to protect the property from any potential water issues. The house also boasts a new electrical panel installed in 2024, ensuring that the home's electrical system is up-to-date and reliable.

In addition to these essential updates, the property includes a new septic pump installed in 2021, providing reliable waste management. These thoughtful upgrades ensure that this property is not only beautiful but also equipped to provide a comfortable and worry-free living experience for years to come.

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Conceptual Site Plan



Disclaimer

This conceptual site plan is provided for illustrative purposes only and is based on preliminary design concepts. The site plan is intended to convey general layout and design ideas and should not be used for construction or legal purposes. Final design and construction details may vary based on site conditions, regulatory approvals, and other factors. The developer, designer, and any associated parties make no representations or warranties regarding the accuracy, completeness, or timeliness of the information presented. Users of this plan should consult with appropriate professionals for detailed design and site-specific advice. The information depicted herein is subject to change and may be modified without prior notice.

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B-LWK Business, Live-Work District

394 PURPOSE: The purpose and intent of this district is to provide for a combination of residential and light industrial or commercial activity on a single parcel, with residential as the primary use. The parcel shall be located in the Central East Rocky View Region in locations where adjacent development is industrial or commercial in nature.

395 PERMITTED USES:

Accessory Building ≤ 150.00 m² (≤ 1614.59 ft²)
Agricultural (General)
Beekeeping
Dwelling, Single Detached

DISCRETIONARY USES:

Accessory Building > 150.00 m² (>1614.59 ft²)
Accessory Dwelling Unit
Agriculture (Intensive)
Automotive Services (Minor)
Automotive Services (Major)
Animal Health (Inclusive)
Bed and Breakfast
Care Facility (Child)
Care Facility (Clinic)
Care Facility (Group)
Home-Based Business (Type II)
Industrial (Light)
Industrial (Medium)
Kennel
Outdoor Storage
Retail (Small)
Riding Arena
Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

396 MINIMUM PARCEL SIZE:

a) The minimum size of parcels is the area of that parcel at the time of adoption of Bylaw C-8451-2023.

397 MAXIMUM PARCEL SIZE:

a) 10.0 ha (24.71 ac)

398 MAXIMUM PARCEL COVERAGE:

a) 50% for industrial and commercial uses

399 MAXIMUM BUILDING HEIGHT:

a) 10 m (32.81 ft)
b) The maximum height on parcels designated with the letter “h” is the number indicated on the Land Use Map

400 MINIMUM SETBACKS:

Front Yard

45.0 m (147.64 ft) from County roads
60.0 m (196.85 ft) from Highways
15.0 m (49.21 ft) from service roads

Side Yard

45.0 m (147.64 ft) from County roads
60.0 m (196.85 ft) from Highways
15.0 m (49.21 ft) from service roads
6.0 m (19.69 ft) from other parcels

Rear Yard

30.0 m (98.43 ft) from any road
15.0 m (49.21 ft) from other parcels

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B-LWK Business, Live-Work District

401 USE REQUIREMENTS:

- a) Prior to the approval of any commercial or industrial use, a dwelling unit must be established on the parcel
- b) Commercial and industrial uses shall be located to the rear of the dwelling unit
- c) Commercial and industrial uses shall directly involve one or more residents of the parcel involved in the business or operation
- d) Hours of operation of commercial and industrial uses occurring outside of an enclosed building shall be limited to between 8:00 a.m. and 7:00 p.m.
- e) Any outside storage shall be completely screened from adjacent lands to the satisfaction of the Development Authority
- f) Any outside storage shall meet the minimum setback requirements for buildings
 - i. Any outside storage associated with a commercial or industrial use shall meet the building setback requirements for commercial and industrial buildings
- g) Commercial and industrial uses shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare or refuse matter considered offensive or excessive by the Development Authority. At all times, the privacy of the adjacent residential dwellings shall be preserved and the business shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents
- h) Agriculture (Intensive) shall only be permitted on parcels greater than 6.0 ha (14.83 ac) with a surface supply of water
- i) Kennel shall only be permitted on parcels greater than 5.0 ha (12.36 ac)
- j) Riding Arena shall only be permitted on parcels greater than 1.6 ha (3.95 ac)

402 COMMERCIAL/INDUSTRIAL USE REQUIREMENTS:

- a) Commercial and Industrial buildings/structures shall have the following minimum setbacks:
 - i. 100.0 m (328.08 ft.) from any dwelling on adjacent parcels, or
 - ii. 50.0 m (164.04 ft.) from a parcel designated as residential land use
- b) The design, character, and appearance of all buildings shall be appropriate to and compatible with the surrounding area and shall be constructed of durable materials designed to maintain the initial quality throughout the life of the project
- c) Building façade widths that exceed 30.0 m (98.43 ft.) shall incorporate wall plane projections or recesses of at least 3% of the width of the façade that extend at least 20% of the width
- d) Parking and outside storage related to commercial and industrial uses shall not be permitted in a minimum setback area

403 MINIMUM LANDSCAPE BUFFER:

- a) A 10 m (32.81 ft.) landscape buffer is required when adjacent to a Residential District, or an Agricultural District with a parcel is less than 10 ha (24.71 ac)
- b) The landscape buffer shall be located on private land to mitigate potential off-site negative visual impacts associated with non-residential land uses to nearby residential developments
- c) Development within a landscape buffer is restricted to:
 - i. Landscaping, berms, landscaped stormwater ponds, natural wetlands, trails, and linear parks, and
 - ii. Surface parking where it is screened from view from public rights-of-way by berms and/or landscaping

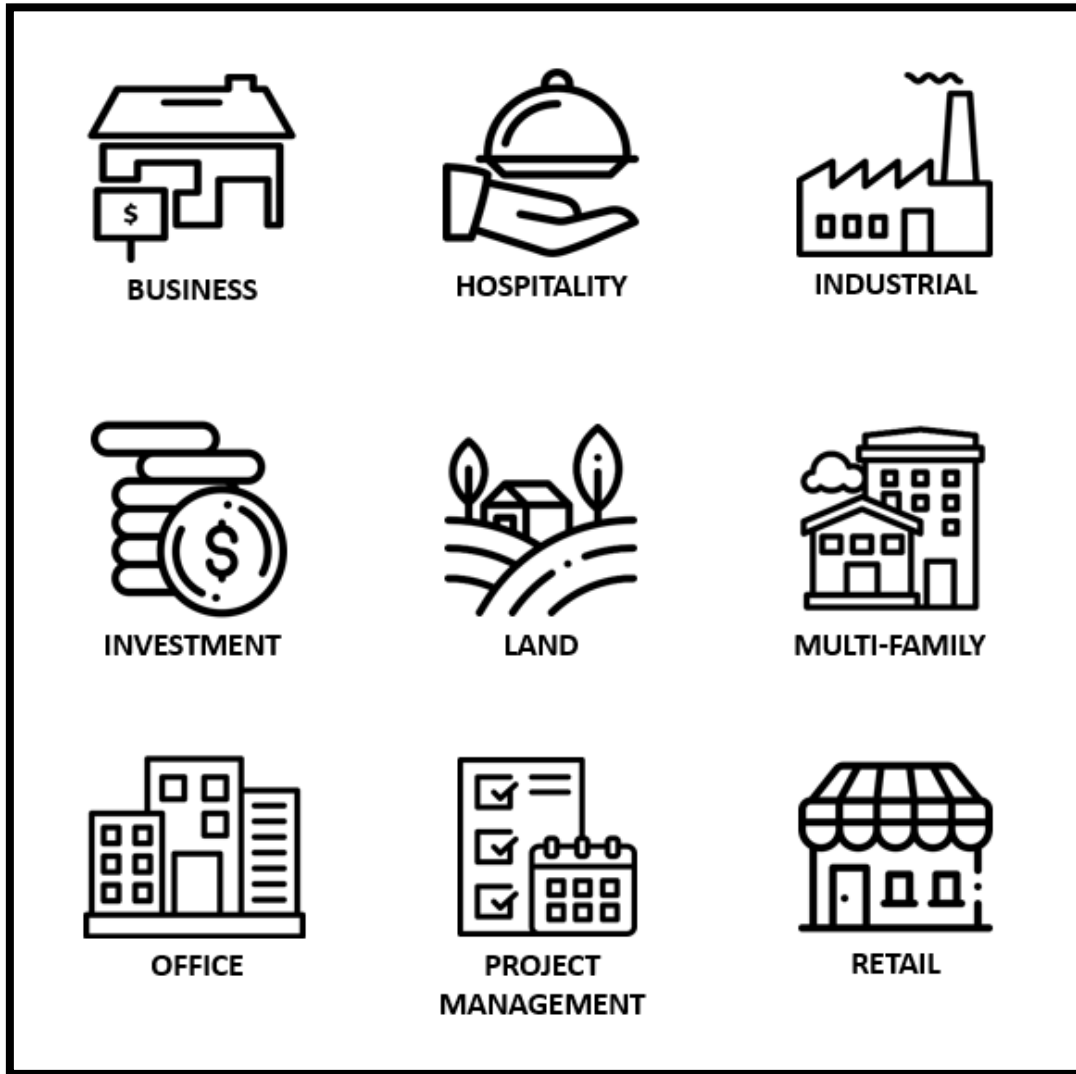
404 ADDITIONAL REQUIREMENTS:

- a) Commercial and industrial development shall be required to comply with the Business Development requirements.

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