

\$2,500,000 - 5035 Township Road 334, Rural Mountain View County

MLS® #A2249582

\$2,500,000

8 Bedroom, 3.00 Bathroom, 3,700 sqft
Agri-Business on 155.99 Acres

Eagle Hill, Rural Mountain View County,
Alberta

This property boasts multiple revenue streams! The first of several includes a permitted and established 12.35-acre, aggregate extraction pit, that allows striping and stockpiling, aggregate extraction, loading, hauling and truck traffic. The quarry pit is currently operational, with the potential for expansion for further gravel crushing permits upon compliance with the standard approval process, creating a favorable investment opportunity. Current gravel reserves are estimated at 3,000,000 tonnes. Unprocessed raw aggregate reserves valued at \$5/tonne. Processed aggregate products (screened, future crushing etc.) valued from \$20-\$100/tonne. Supporting documentation, gravel studies, and field reports are available upon request, along with optional purchase of on-site machinery, including a crusher and conveyor system. Additional current and future revenue possibilities include farming, oil/gas lease income, (existing surface lease revenue from Whitecap Resources already in place), trucking operations, RV or trailer storage, mechanic or towing service, Airbnb rental opportunities, a permanent residential retreat, horse options and SO much more! Existing farmland lease revenue. Rental of Workshop, House, Hay Shed and Grain Bins bring the potential CAP Rate to 6% without any gravel revenue. Discover the endless possibilities



here of this 155+ acre property in Mountain View County, a rare opportunity to own a large-scale, multi-purpose acreage in a highly desirable location. An unparalleled investment opportunity. Several high-value structure outbuildings are already in place, including an impressive 48x84 ft, heated flooring shop and office, massive hay shed, grain storage, multiple garages, large hangar, pump house, and gazebo. At the heart of the property sits a single level, 8-bedroom home with a large deck, landscaping, and massive attached 4-car garage, surrounded by impeccable natural beauty. Youâ€™ll fall in love with the enjoyment of its private pond, tennis court, beautiful forest reserve, and breathtaking mountain viewsâ€”all just 1.5 hours from downtown Calgary and minutes from Olds, Sundre, Carstairs, and Cremona. Services include a septic tank with pump-out, pipelines, and two well sites. Whether you envision expanding the potential for a lucrative gravel / aggregate pit business, farming the rich land, diversifying into oil and trucking, or creating a combination of residential and commercial uses, this property delivers it all. You have arrived!

Built in 1945

Essential Information

MLS® #	A2249582
Price	\$2,500,000
Bedrooms	8
Bathrooms	3.00
Full Baths	3
Square Footage	3,700
Acres	155.99
Year Built	1945
Type	Agri-Business
Sub-Type	Agriculture

Style	Bungalow
Status	Active

Community Information

Address	5035 Township Road 334
Subdivision	Eagle Hill
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

Amenities

Utilities	Electricity Available, Natural Gas Available
Parking Spaces	20
Parking	Heated Garage, RV Access/Parking, RV Garage, Quad or More Attached, Quad or More Detached
# of Garages	10

Interior

Interior Features	Beamed Ceilings, Built-in Features, High Ceilings, Natural Woodwork, Storage, Vaulted Ceiling(s)
Appliances	Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, None

Exterior

Exterior Features	Courtyard, Lighting, Private Entrance, Private Yard, Storage, Basketball Court, Tennis Court(s)
Lot Description	Private, See Remarks, Wooded, Farm
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2025
Days on Market	12
Zoning	1

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.