

\$995,000 - 264138 Range Road 262, Rural Rocky View County

MLS® #A2249727

\$995,000

3 Bedroom, 2.00 Bathroom, 1,378 sqft
Single Family on 14.55 Acres

N/A, Rural Rocky View County, Alberta

Discover the perfect blend of space, privacy, and opportunity with this one-of-a-kind acreage property. Built in 1990 by a skilled carpenter and never before offered for sale (original owners), this 3-bedroom, 2-bath home has over 2316 SF of developed space. This property has been carefully designed for both comfortable living and versatile use. Situated on 14.55 acres, the property offers lush surroundings with the Western Irrigation Ditch (WID) canal bordering the north and east property line, with plenty of room for hobbies or small-scale farming (hay for your horses). A major highlight is the impressive 40' x 50' (2,000 sq. ft.) shop, complete with electric power, overhead heating, concrete floor, an oversized 14' x 14' powered overhead garage door, secured steel man door, 32-foot work bench, 3-tiered racking system, and 3-phase power at the property line. The shop is perfect for storing equipment, RVs, or operating a home-based business. Plus, there are 2 exterior sheds (8' x 8' and 10' x 16'). The home features an attached oversized double garage (27' x 27'), and inside it retains its original character, complete with an enormous newer PVC wrap-around deck (27' x 29'), air conditioning, large windows, an updated fireplace with modern stacked stone, a wood-burning stove in the basement, Berber flooring, and plenty of



potential for updates to make it your own.
Utilities include a 350 ft pump-out septic field with three laterals and a 100-foot gravity-fed septic system. This acreage setup is designed to last, including a cold shed. This is a rare opportunity to own an acreage with unmatched utility and charmâ€”ready for your personal touches and future vision. (id:6289)

Built in 1990

Essential Information

Listing #	A2249727
Price	\$995,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,378
Acres	14.55
Year Built	1990
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	264138 Range Road 262
Subdivision	N/A
City	Rural Rocky View County
Province	Alberta
Postal Code	T4A2M9

Amenities

Features	PVC window, No neighbours behind, No Smoking Home, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage, Garage, Heated Garage, Parking Pad
# of Garages	3

Interior

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave Range Hood Combo, See remarks, Window Coverings, Garage door
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opener

Heating	Natural gas, Wood Forced air, Wood Stove
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Composite Siding
Exterior Features	Fruit trees, Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office CIR Realty



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