

\$1,150,000 - 264166 Range Road 262, Rural Rocky View County

MLS® #A2250501

\$1,150,000

3 Bedroom, 3.00 Bathroom, 1,647 sqft
Single Family on 24.14 Acres

N/A, Rural Rocky View County, Alberta

Welcome to this remarkable 24-acre hobby farm tucked away on a private road along the WID Canal, a property that perfectly blends country living with modern comfort and is ideal for horse enthusiasts, hobby farmers, or anyone seeking a lifestyle rich in space, privacy, and connection to the land; horse lovers will appreciate the 38 x 30 barn complete with power, five stalls, a tack/feed room with water hydrant, and a huge loft, plus a large equipment storage shed, while the land is thoughtfully divided into multiple paddocks with auto water and barbless wire, making it safe and functional for animals. The extensively renovated home is filled with natural light and designed for both comfort and style, featuring a spacious living room with fireplace, a large dining room, and a chef's kitchen equipped with a six-burner gas stove, stainless steel appliances, eating bar, and pantry, with a convenient mudroom/laundry combination and two-piece bath completing the main level. Upstairs offers a retreat-like primary suite with ensuite bath, two additional bedrooms, a sitting area and a fully renovated main bathroom. The lower level adds even more lifestyle flexibility with a large recreation room, office, and generous storage. All is enhanced by updates including slate flooring on the main, luxury vinyl plank on upper and lower levels, new siding, and shingles (2017), plus an attached double garage; outside, step



into your own private paradise on 1.5 landscaped acres where mature trees frame a stone patio, hot tub, and pergolas, creating an ideal setting for relaxing or entertaining, and donâ€™t miss the insulated chicken palace that adds even more charm to this unique property offering the tranquility, space, and lifestyle of country living at its best. (id:6289)

Built in 1991

Essential Information

Listing #	A2250501
Price	\$1,150,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,647
Acres	24.14
Year Built	1991
Type	Single Family
Sub-Type	Freehold

Community Information

Address	264166 Range Road 262
Subdivision	N/A
City	Rural Rocky View County
Province	Alberta
Postal Code	T4A2M9

Amenities

Features	See remarks, Other, PVC window, No neighbours behind, Gazebo
Parking Spaces	2
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Range - Gas, Dishwasher, Dryer, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Forced air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Garden Area
Foundation	Poured Concrete

Listing Details

Listing Office CIR Realty



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