



**275034 Range Road 263**  
**Rural Rocky View County, Alberta**

**MLS # A2223201**



**\$875,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,074 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Carport, Double Garage Detached		
<b>Lot Size:</b>	21.63 Acres		
<b>Lot Feat:</b>	Garden, Lawn, Many Trees, No Neighbours Behind, Pasture, Triangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Cistern, Well
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	34-27-26-W4
<b>Exterior:</b>	Composite Siding, Stucco	<b>Zoning:</b>	R-RUR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, No Smoking Home, Quartz Counters, Storage		

**Inclusions:** Lower Level Refrigerator, Covers For Raised Flower Beds, 4 Ceiling Fans

Great opportunity to own this beautifully treed, lovingly maintained, recently renovated 4 bed, 2 bath bi-level sitting on 21.63 acres of cross fenced & stabled pastures! THIS PROPERTY IS PERFECT FOR INVESTORS, DEVELOPERS, & HOBBY FARMERS with numerous outbuildings including a double car garage with 27' x 20' x 4' loft (potential for development), 12' x 8' x 2' tack shop, hay shed, horse stables, 43' x 31' x 4' partially heated barn, corrals & various other multipurpose structures! Sitting right off of highway 9, walking distance to Irricana & easy commutes to Airdrie (30 minutes) & Calgary (Under an hour). The main level of the house boasts new vinyl plank flooring, freshly painted walls, & newer bright, sunny windows! The country kitchen features white cabinets, new white backsplash, quartz countertops & a good sized eating area, & a large mud room with French door access to a 17' x 11' sheltered patio area! The spacious living room has a rustic stone clad wood burning fireplace. The king-sized master bedroom has two sets of closets. The second bedroom is conveniently located near the renovated 4pc bath. Two additional bedrooms, a 2 pc bath with rough-in for shower, & finished lower level with egress windows & oversized family room round out the interior of the house. The enclosed deck is a perfect spot for outdoor gatherings, overlooking the raised garden beds with protective coverings & the mature shrubs + trees surrounding the property providing privacy & shelter from the elements! Don't miss this opportunity to live you rural lifestyle while investing for the future.