



GRASSROOTS
REALTY GROUP

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275034 Range Road 263
Rural Rocky View County, Alberta

MLS # A2223201



\$875,000

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

Heating:	Forced Air	Water:	Cistern, Well
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	34-27-26-W4
Exterior:	Composite Siding, Stucco	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-
Features:	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 20' x 40' loft (potential for development), 12' x 8' tack shop, hay shed, horse stables, 31' x 40' 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.