



GRASSROOTS
REALTY GROUP

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292194 Twp Rd 262
Rural Rocky View County, Alberta

MLS # A2231304



\$1,999,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,387 sq.ft.	Age:	1973 (52 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street		
Lot Size:	7.26 Acres		
Lot Feat:	Pasture		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	15-26-29-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Location! Attention Investors, developers, Contractors. 1100 sq ft shop/Garage combination on 7.26 acre parcel with totally renovated bungalow with an illegal basement suite. 3 bedrooms on the main floor and 2 bedroom suite in the basement. 3 full 4 piece bathrooms throughout the home. Room for a couple of horses. Situated near Cross Iron Mills Mall & Costco, schools and churches. Quick access to HWY 2 north/south. Possible potential to subdivide.