



GRASSROOTS
REALTY GROUP

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264138 Range Road 262
Rural Rocky View County, Alberta

MLS # A2249727



\$995,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,378 sq.ft.	Age:	1990 (35 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Double Garage Attached, Driveway, Heated Garage, Insul		
Lot Size:	14.55 Acres		
Lot Feat:	Cleared, Creek/River/Stream/Pond, Farm, Few Trees, Fruit Trees/Shrub(s), L		

Heating:	Combination, Forced Air, Natural Gas, Wood, Wood Stove	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Holding Tank, Pump, Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Partially Finished, Unfinished	LLD:	26-26-26-W4
Exterior:	Cement Fiber Board, Composite Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: Pool Table, Second Refrigerator - NOTE: All Appliances sold "as is"

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 charm—ready for your personal touches and future vision.

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