



GRASSROOTS
REALTY GROUP

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264166 Range Road 262
Rural Rocky View County, Alberta

MLS # A2250501



\$1,150,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,647 sq.ft.	Age:	1991 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	24.14 Acres		
Lot Feat:	Creek/River/Stream/Pond, Garden, Gazebo, Native Plants, No Neighbours Be		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Slate, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	26-26-26-W4
Exterior:	Vinyl Siding	Zoning:	RF
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, See Remarks, Sump Pump(s), Vinyl Windows		

Inclusions: Storage Sheds (2), Modular Closet in Primary Bedroom, Ceiling Fan, Firdge in Garage, 2 Stand up Freezers, Chest Freezer, Hot tub.

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 don'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.