\$929,900 - 275034 Range Road 263, Rural Rocky View County

MLS® #A2223201

\$929,900

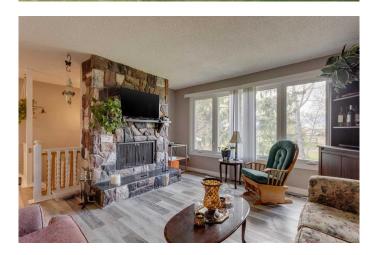
4 Bedroom, 2.00 Bathroom, 1,074 sqft Residential on 21.63 Acres

NONE, Rural Rocky View County, Alberta

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 27'2― x 20'4― loft (potential for development), 12'10― x 8'2― tack shop, hay shed, horse stables, 43'0― x 31'4― 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 17'6― x 11'10― 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.

Built in 1983

Essential Information

MLS® # A2223201 Price \$929,900

Bedrooms 4

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 1,074

Acres 21.63

Year Built 1983

Type Residential

Sub-Type Detached

Style Acreage with Residence, Bi-Level

Status Active

Community Information

Address 275034 Range Road 263

Subdivision NONE

City Rural Rocky View County

County Rocky View County

Province Alberta

Postal Code T0M 0G0

Amenities

Parking Double Garage Detached, Carport

of Garages 2

Interior

Interior Features Ceiling Fan(s), Closet Organizers, No Smoking Home, Quartz Counters,

Storage

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer,

Window Coverings

Heating Forced Air

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard, Storage

Lot Description Garden, Lawn, Many Trees, No Neighbours Behind, Pasture, Triangular

Lot

Roof Asphalt Shingle

Construction Composite Siding, Stucco

Foundation Poured Concrete

Additional Information

Date Listed May 21st, 2025

Days on Market 11

Zoning R-RUR

Listing Details

Listing Office RE/MAX Landan Real Estate

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