

# \$995,000 - 264138 Range Road 262, Rural Rocky View County

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MLS® #A2249727

**\$995,000**

3 Bedroom, 2.00 Bathroom, 1,378 sqft  
Residential on 14.55 Acres

NONE, Rural Rocky View County, Alberta

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 charmâ€”ready for your personal touches and future vision.

Built in 1990

**Essential Information**

MLS® #	A2249727
Price	\$995,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,378
Acres	14.55
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

**Community Information**

Address	264138 Range Road 262
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4A 2M9

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated, Parking Pad, Additional Parking, Driveway
# of Garages	2
Waterfront	Canal Access

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), No Smoking Home, Open Floorplan, Vinyl Windows, Bathroom Rough-in, Chandelier, Central Vacuum
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Forced Air, Natural Gas, Combination, Wood Stove, Wood
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Wood Burning, Basement, Brick Facing, Decorative, Mantle
Has Basement	Yes
Basement	Full, Unfinished, Exterior Entry, Partially Finished

## Exterior

Exterior Features	Private Yard, Storage, BBQ gas line
Lot Description	Landscaped, Lawn, Many Trees, Cleared, Creek/River/Stream/Pond, Farm, Fruit Trees/Shrub(s), Few Trees, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame, Cement Fiber Board, Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 16th, 2025
Days on Market	1
Zoning	AG

## Listing Details

Listing Office	CIR Realty
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