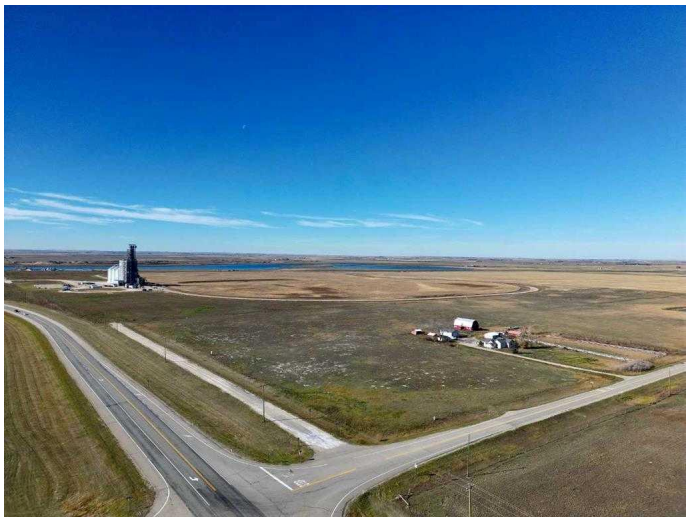
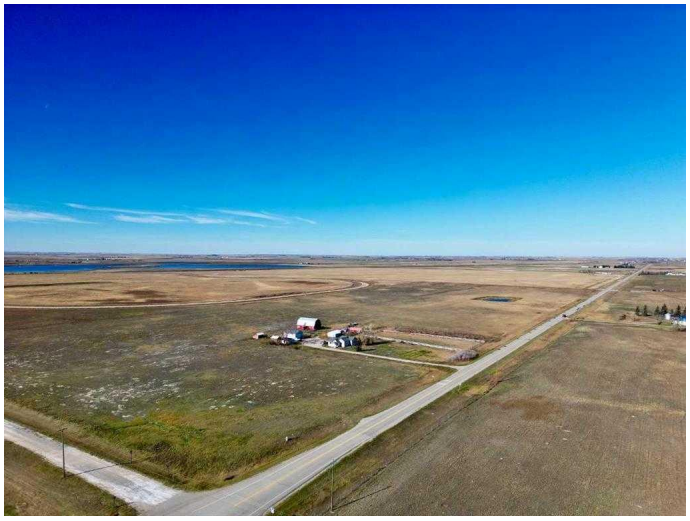
# $949,000 - 270031 Range Road 264, Rural Rocky View County

MLS® #A2244866

**$949,000**
1 Bedroom, 1.00 Bathroom, 1,340 sqft
Residential on 53.76 Acres





NONE, Rural Rocky View County, Alberta

With 53.65 acres, you could use the land for various purposes such as farming, recreational activities, conservation, or even subdividing the property for development (depending on local zoning laws). You might want to investigate whether the land is suitable for your intended use. A 1340 sq. ft. bungalow is a decent-sized home with one bed and a full washroom, a spacious living area, big kitchen. The property has access to necessary utilities (water, electricity, sewage, etc.), and the land is accessible via good roads or paths. Spacious Heated 30x25 Feet Shop this size shop (750 sq. ft.) could serve many purposes, from a workshop, garage, or storage area to even a small business operation, depending on the zoning. The heating adds comfort for year-round use. Several additional outbuildings (barn) could serve various purposes like storage for hay, tools, or livestock, or even a space for hobbies like gardening, woodworking, or creating a small farm stand if the property has an agricultural focus. Outbuildings give you flexibility for different projects or uses, such as guest accommodation (with some renovation) or a small business enter, etc. Are you looking for help with evaluating this property or have any specific questions related to it?

Built in 1950

## Essential Information

| | |
|---|---|
| MLS® # | A2244866 |
| Price | $949,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,340 |
| Acres | 53.76 |
| Year Built | 1950 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 270031 Range Road 264 |
| Subdivision | NONE |
| City | Rural Rocky View County |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T0M1B0 |

## Amenities

| | |
|---|---|
| Parking | Double Garage Detached |
| # of Garages | 2 |

## Interior

| | |
|---|---|
| Interior Features | No Animal Home |
| Appliances | None |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Partially Finished, Partial |

## Exterior

| | |
|---|---|
| Exterior Features | None |
| Lot Description | Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |

| | |
|---|---|
| Foundation | Poured Concrete |

## Additional Information

| | |
|---|---|
| Date Listed | July 31st, 2025 |
| Days on Market | 5 |
| Zoning | AG |

## Listing Details

| | |
|---|---|
| Listing Office | CIR Realty |

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