

# \$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 charm—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        | Additional Parking, Double Garage Attached, Driveway, Heated Garage, Insulated, Parking Pad |
| # of Garages   | 2                                                                                           |
| Waterfront     | Canal Access                                                                                |

## Interior

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

## Exterior

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

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 2                    |
| Zoning         | A-SML                |

## Listing Details

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

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