

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

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	Double Garage Attached, Heated Garage, Insulated, Parking Pad, Additional Parking, Driveway
# 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, Washer, Window Coverings, See Remarks
Heating	Forced Air, Natural Gas, Wood, Combination, Wood Stove
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Decorative, Gas, Living Room, Wood Burning, Brick Facing, Mantle
Has Basement	Yes
Basement	Exterior Entry, Full, Partially Finished, Unfinished

Exterior

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

Additional Information

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

Listing Details

Listing Office	CIR Realty
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