# \$1,150,000 - 264166 Range Road 262, Rural Rocky View County

MLS® #A2250501

\$1,150,000

3 Bedroom, 3.00 Bathroom, 1,647 sqft Residential on 24.14 Acres

NONE, Rural Rocky View County, Alberta

Welcome to this remarkable 24-acre hobby farm tucked away on a private road along the WID Canal, a property that perfectly blends country living with modern comfort and is ideal for horse enthusiasts, hobby farmers, or anyone seeking a lifestyle rich in space, privacy, and connection to the land; horse lovers will appreciate the 38 x 30 barn complete with power, five stalls, a tack/feed room with water hydrant, and a huge loft, plus a large equipment storage shed, while the land is thoughtfully divided into multiple paddocks with auto water and barbless wire, making it safe and functional for animals. The extensively renovated home is filled with natural light and designed for both comfort and style, featuring a spacious living room with fireplace, a large dining room, and a chef's kitchen equipped with a six-burner gas stove, stainless steel appliances, eating bar, and pantry, with a convenient mudroom/laundry combination and two-piece bath completing the main level. Upstairs offers a retreat-like primary suite with ensuite bath, two additional bedrooms, a sitting area and a fully renovated main bathroom. The lower level adds even more lifestyle flexibility with a large recreation room, office, and generous storage. All is enhanced by updates including slate flooring on the main, luxury vinyl plank on upper and lower levels, new siding, and shingles (2017), plus an attached double garage; outside, step







into your own private paradise on 1.5 landscaped acres where mature trees frame a stone patio, hot tub, and pergolas, creating an ideal setting for relaxing or entertaining, and don't miss the insulated chicken palace that adds even more charm to this unique property offering the tranquility, space, and lifestyle of country living at its best.

#### Built in 1991

#### **Essential Information**

MLS® # A2250501 Price \$1,150,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,647 Acres 24.14 Year Built 1991

Type Residential Sub-Type Detached

Style 2 Storey, Acreage with Residence

Status Active

# **Community Information**

Address 264166 Range Road 262

Subdivision NONE

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T4A2M9

#### **Amenities**

Parking Spaces 2

Parking Double Garage Attached, Garage Door Opener

# of Garages 2

## Interior

Interior Features Breakfast Bar, See Remarks, Sump Pump(s), Vinyl Windows

Appliances Dishwasher, Dryer, Garage Control(s), Gas Range, Range Hood,

Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Living Room, Stone, Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Entrance, Private Yard, Storage

Lot Description Creek/River/Stream/Pond, Garden, Gazebo, Native Plants, No

Neighbours Behind, Secluded

Roof Asphalt Shingle Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 21st, 2025

Days on Market 60 Zoning RF

## **Listing Details**

Listing Office CIR Realty

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