

# \$875,000 - 275034 Range Road 263, Rural Rocky View County

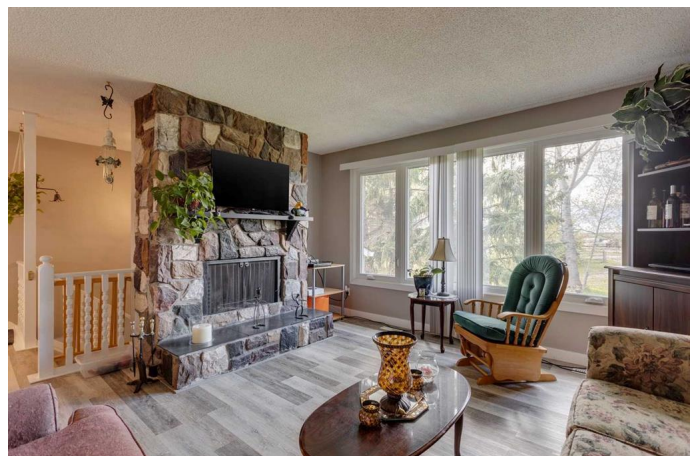
MLS® #A2223201

**\$875,000**

4 Bedroom, 2.00 Bathroom, 1,074 sqft  
Residential on 21.63 Acres

NONE, Rural Rocky View County, Alberta

Great opportunity to own this beautifully treed, lovingly maintained, recently renovated 4 bed, 2 bath bi-level sitting on 21.63 acres of cross fenced & stabled pastures! THIS PROPERTY IS PERFECT FOR INVESTORS, DEVELOPERS, & HOBBY FARMERS with numerous outbuildings including a double car garage with 27' x 20' loft (potential for development), 12' x 8' tack shop, hay shed, horse stables, 43' x 31' partially heated barn, corrals & various other multipurpose structures! Sitting right off of highway 9, walking distance to Irricana & easy commutes to Airdrie (30 minutes) & Calgary (Under an hour). The main level of the house boasts new vinyl plank flooring, freshly painted walls, & newer bright, sunny windows! The country kitchen features white cabinets, new white backsplash, quartz countertops & a good sized eating area, & a large mud room with French door access to a 17' x 11' sheltered patio area! The spacious living room has a rustic stone clad wood burning fireplace. The king-sized master bedroom has two sets of closets. The second bedroom is conveniently located near the renovated 4pc bath. Two additional bedrooms, a 2 pc bath with rough-in for shower, & finished lower level with egress windows & oversized family room round out the interior of the house. The enclosed deck is a perfect spot for outdoor



gatherings, overlooking the raised garden  
beds with protective coverings & the mature  
shrubs + trees surrounding the property  
providing privacy & shelter from the elements!  
Don't miss this opportunity to live you rural  
lifestyle while investing for the future.

Built in 1983

### Essential Information

MLS® #	A2223201
Price	\$875,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,074
Acres	21.63
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

### Community Information

Address	275034 Range Road 263
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T0M 0G0

### Amenities

Parking	Carport, Double Garage Detached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, No Smoking Home, Quartz Counters, Storage
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Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Garden, Lawn, Many Trees, No Neighbours Behind, Pasture, Triangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 21st, 2025
Days on Market	29
Zoning	R-RUR

## Listing Details

Listing Office	RE/MAX Landan Real Estate
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