



GRASSROOTS
REALTY GROUP

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274048 Range Road 261
Rural Rocky View County, Alberta

MLS # A2309615



\$1,250,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,239 sq.ft.	Age:	1960 (66 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Front Drive, Garage Door Opener, Garage Faces Front, Grav		
Lot Size:	50.31 Acres		
Lot Feat:	Corner Lot, Farm, Fruit Trees/Shrub(s), Garden, Gazebo, Gentle Sloping, Lan		

Heating:	High Efficiency, Fireplace(s), Floor Furnace, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	Private Sewer, Pump, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	25-27-26-W4
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	A-SML
Foundation:	Poured Concrete	Utilities:	Natural Gas Paid, Electricity Connected, Electricity Pu
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Recessed Lighting, Vinyl Windows		

Inclusions: Livestock automatic waterer, Swim Spa, Hot Tub, Horse shelter

50 Acre Hobby /Horse Farm located between Irricana and Beiseker, with an easy commute to Airdrie or Calgary via Hwy 567 or #9 Hwy. This Older bungalow has been modernized over the years and is well cared for, in and out! Folks of all ages love this Gorgeous Sunroom off the kitchen for small gatherings (3 Season Design). Virtually maintenance free Exterior with Metal roofing, newer vinyl windows, upgraded siding. The interior is full of warmth with a newer N/G Fireplace, hardwood and tile flooring, upgraded kitchen cabinets with a large island. A soothing feature waterfall over the staircase. The 4pc main bath had a nice face lift a few years back. The basement is developed with a large family/TV room, a large 3 pce bath, and a new HE F/A furnace. The laundry room is bright and clean! The 3 car detached garage features a swim spa pool addition. Inside the finished and heated 24'x 50'garage, offers a finished pottery room and room for your toy truck and mom's commuter. If you like tinkering or need a larger space for the horse trailer or RV, this quonset might work nicely (30'x47'). There's a machinery shed/open faced that is a nice option for trainers, tractors, or maybe a loafing shed for your stock. (31'x50'). And if you need a warm and dry place for your prized horses or other critters, this great heritage hip-roof barn is perfect and in perfect condition! There are a couple of corrals and a small pasture with shelter just north of the house for a turn out. The balance of the land is under cultivation and ready to plant back to hay but is leased to the neighbour for 2026. If you buy it tomorrow, we can probably get it under seeded for you with your special mix. The front of the yard is full of mature trees and flower beds, pipe and wooden rail fence with gates for your privacy! GST is applicable on 47 acres +/-, so consult your accountant for details. Seeing is believing, so

come and get ready to move!