



**261074 Township Road 262  
Rural Rocky View County, Alberta**

**MLS # A2315019**



**\$1,460,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,795 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	20.41 Acres		
<b>Lot Feat:</b>	Garden, Lawn, Level, Many Trees, No Neighbours Behind, Pasture		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Log, Wood Frame	<b>Zoning:</b>	A-GEN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Natural Gas Paid, Electricity Paid For, See Remarks, S
<b>Features:</b>	Beamed Ceilings, Bookcases, Built-in Features, Natural Woodwork, See Remarks, Walk-In Closet(s)		

**Inclusions:** Dishwasher, Dryer, Refrigerator, Electric Range-Built In, Built-In Oven, Washer, leaded stained window coverings, tiffany glass wall sconce, 2 automatic waterers, washer and dryer in barn, horse shelters, steel pipe fencing, small refrigerator & wine refrigerator in the barn

Set on 20 fully fenced acres just 20 minutes from CrossIron Mills, this exceptional Rocky View County property offers the perfect blend of country living, equestrian functionality, and versatile workspace potential. Ideally located along Highway 566 with pavement right to the driveway, opportunities like this are increasingly rare. At the heart of the property is a character-filled sandblasted log home surrounded by mature trees, shelter belts, and established landscaping that create both privacy and a true sense of country living. Warm and inviting, the home offers a beautiful main floor living room filled with natural light and anchored by a wood-burning fireplace, a formal dining room, spacious kitchen, generous pantry storage, and a convenient laundry/bathroom off the main entrance. Upstairs, you will find four exceptionally large bedrooms along with the main shared bathroom, offering ample space for family living or guests. Designed with the horse enthusiast in mind, the property features steel-fenced paddocks with automatic waterers, two large pastures, a smaller riding pasture, and a horse shelter. Two wells service the property, adding further practicality and flexibility. The impressive barn/shop offers endless possibilities. Configured for up to four large stalls with water, plus a dedicated wash bay with hot and cold plumbing, it is equally suited for equestrian use or as a fully functional shop space. Over-height double doors allow you to drive a truck and horse trailer straight through with ease, while an additional garage bay provides the perfect setup for mechanical work, storage, or equipment maintenance. A studio with a full bathroom offers ideal accommodations for hired help or guests. For those seeking flexibility beyond horses, this property easily adapts to a variety of rural lifestyles and business uses. Store and service your RV or travel bus, operate a small hobby farm with

the existing hen house and rabbit hutch, or take advantage of the shop capabilities for trucks, equipment, or commercial storage. A rare opportunity to own a highly functional acreage with exceptional access, infrastructure, and versatility, all within an easy commute to Calgary.