



GRASSROOTS
REALTY GROUP

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263080 Township Road 270A
Rural Rocky View County, Alberta

MLS # A2319050



\$899,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,120 sq.ft.	Age:	1960 (66 yrs old)
Beds:	3	Baths:	2
Garage:	Oversized, Single Garage Detached		
Lot Size:	20.26 Acres		
Lot Feat:	Few Trees, Level, Pasture, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	A-SML p8.1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

** Please click on "Videos" for drone tour ** Amazing 20 acre property with newly renovated house and multiple outbuildings! This property is perfect for those that need space and outbuildings - while only 30 minutes to Calgary. Features include: total gut renovation in 2026 - new roof/furnace/hot water tank/floors/electrical/plumbing/windows/appliances/bathrooms/stucco, gas line to Quonset (concrete floor & new 60 amp power), new doors on Quonset & single garage, 3 wells on the property, 5 outbuildings and much more! Location is outstanding - easy access to Highway 9, 30 minutes to Calgary, 5 minutes to Irricana and 10 minutes to Beiseker. Possibilities are endless - come see today!