



285214 Range Road 293  
Rural Rocky View County, Alberta

MLS # A2319517



**\$750,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,629 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	18.98 Acres		
<b>Lot Feat:</b>	Farm, Fruit Trees/Shrub(s), Garden, Many Trees, No Neighbours Behind, Priv		

<b>Heating:</b>	Boiler, In Floor, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	Farm/Res
<b>Foundation:</b>	Wood	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Ceiling Fan(s), Pantry, Separate Entrance, Storage, Walk-In Closet(s)		

**Inclusions:** Pool Table

PLEASE READ CAREFULLY. This is a Conventional to Auction Listing. Listed price reflects the auction starting bid. Please review all Added Documents attached to this listing for full property details, disclosures, and auction terms. Offers prior to Auction can be accepted with full due diligence as Buyer chooses for certain time period. Just east of Highway 2 near Crossfield, this 18.98-acre acreage offers a beautiful coulee setting, a standout 60x40 heated insulated shop, and a solid 1992-built bungalow. 3 bedrooms, 2 bathrooms plus a wheelchair accessible ensuite on the main floor. Attached garage with interior access. Concrete tile roof. Wood Foundation, Full walkout basement with two recreation rooms, wood stove, cold storage, and a second exterior entrance. In-floor heat throughout &mdash; natural gas to home and shop. The 60x40 shop features a concrete foundation and floor, mezzanine storage, welder plug, 2-piece bathroom, and natural gas heat in-floor. Loop driveway, established garden, mature trees, apple tree, and coulee pasture on east and north sides. Primary well with driller's report on file. Septic pumped May 2026. Minutes to Crossfield, Close to Airdrie, and Calgary Airport. IronBack.AG auction app is available or visit ironback.ag to register and bid.