



**253093 Range Road 280
Delacour, Alberta**

MLS # A2326130



\$1,700,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,250 sq.ft.	Age:	1993 (33 yrs old)
Beds:	6	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	19.60 Acres		
Lot Feat:	Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	24-25-28-W4
Exterior:	Stucco, Wood Frame	Zoning:	A-R
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

A rare opportunity to own this exceptional 19.6-acre property located directly across from the Delacour Golf Course! This unique bungalow with a loft and fully developed walkout basement offers outstanding space and flexibility, featuring three bedrooms plus a loft, a fully developed lower level with in-floor heat and a secondary kitchen—ideal for extended family, guests, or multi-generational living. Outside, you’ll find a triple attached garage, a Quonset, and several additional outbuildings. The fenced acreage creates endless possibilities for horses, hobby farming, livestock, storage, or a home-based business. Enjoy the peace and privacy of country living while remaining within easy reach of Calgary and surrounding communities. Whether you’re dreaming of a private retreat, a working acreage, or an investment with incredible future potential, this one-of-a-kind property is ready for your vision.