



GRASSROOTS
REALTY GROUP

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275183 Range Road 262
Rural Rocky View County, Alberta

MLS # A2330193



\$1,100,000

Division: NONE

Lot Size: 28.87 Acres

Lot Feat: -

By Town: Calgary

LLD: 34-27-26-W4

Zoning: R-1

Water: Other

Sewer: -

Utilities: -

28-Acre Acreage with Shop & River Frontage: Located just north of Irricana, this exceptional 28-acre property offers the perfect combination of peaceful country living and outstanding business potential, just 38 minutes from Calgary International Airport. Surrounded by mature trees and fully serviced with a reliable well, natural gas, electricity, and a septic system, the property is ready for immediate use. Improvements include a heated 5,000 sq. ft. workshop with 600-amp electrical service, a 2,500 sq. ft. metal storage warehouse, and a 21' x 32' storage shed. The picturesque Rosebud River borders the southern edge of the property, creating a beautiful natural setting. Whether you're looking to build your dream home, establish a light manufacturing business, expand storage operations, or develop a hobby farm, this versatile property offers endless possibilities. into bullets