



GRASSROOTS
REALTY GROUP

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261074 Township Road 262
Rural Rocky View County, Alberta

MLS # A2340273



\$1,195,000

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

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Log, Wood Frame	Zoning:	A-GEN
Foundation:	Poured Concrete	Utilities:	Natural Gas Paid, Electricity Paid For, See Remarks, S
Features:	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 is a rare opportunity for anyone seeking space, infrastructure and versatility. Ideally located along Highway 566 with pavement right to the driveway, properties with this combination of access and acreage are increasingly hard to find. Mature trees, shelter belts, and established landscaping give the property privacy and a true sense of country living, while two wells and cross-fenced pastures add practicality and flexibility for a range of rural uses. The barn/shop was the previous owner's dream build, and it shows. With space configured for up to four stalls with water and a dedicated wash bay with hot and cold plumbing, it can just as easily serve as a fully functional shop. Over-height double doors let you drive a truck and trailer straight through, while an additional garage bay is ideal for mechanical work, storage, or equipment maintenance. A studio with a full bathroom offers comfortable accommodations for hired help or guests. The property adapts easily to a range of rural lifestyles and business uses – store and service an RV or travel bus, run a small hobby farm with the existing hen house and rabbit hutch, or put the shop to work for trucks, equipment or commercial storage. Featured as well are steel-fenced paddocks with automatic waterers, cross-fenced pastures, a smaller riding pasture, and a horse shelter. Rounding out the property is a character-filled log home surrounded by mature trees and established landscaping. The main floor offers a bright living room anchored by a wood-burning fireplace, a formal dining room, a spacious kitchen with breakfast room and generous pantry storage, and a laundry/bathroom off the main entrance. Upstairs are four exceptionally large bedrooms and a main shared bathroom, offering plenty of

space for family or guests. The house has been rented out for the past 10 years, and while it remains quite livable, the owner has reduced the price \$200K to allow a buyer to bring it up to modern standards with their own renovations and upgrades. A rare opportunity to own a highly functional acreage with exceptional access, infrastructure, and versatility, all within an easy commute to Calgary.