

# \$699,900 - 262221 Township Road 275, Rural Rocky View County

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MLS® #A2222905

**\$699,900**

2 Bedroom, 3.00 Bathroom, 1,737 sqft  
Residential on 3.36 Acres

NONE, Rural Rocky View County, Alberta

Welcome to this beautifully maintained and thoughtfully upgraded acreage offering the perfect blend of functionality and country charm. Nestled on nearly 4 acres of peaceful, fenced and gated land, this double-wide manufactured home boasts plenty of living space, privacy, versatility and fabulous vistas. The home features a warm and inviting kitchen with an abundance of cabinets, updated appliances, and a central island, all flowing into a bright dining area surrounded by panoramic views. A spacious primary bedroom includes a private ensuite with a walk-in shower and relaxing soaker tub, while the second bedroom is served by a full 4-piece main bathroom down the hall. For added convenience, there's also a single bathroom located just off the mudroom. Recent updates include a covered sundeck addition, perfect for enjoying peaceful prairie views, and an outdoor sink/washing station that's ideal for gardening or clean-up after yardwork. A standout feature of this property is the incredible 48' x 48' shop. Built on a 6" concrete slab and equipped with two oversized doors, 16 foot ceilings, and 220V power - ideal for vehicle and equipment storage, and for those looking for a workshop. There is also a detached double garage, which also includes 220V power. Nothing but space for tools, toys, hobbies or even a home-based business. Dreaming of Acreage Living with



Modern Comforts? This move-in ready property offers the best of both worlds! Just a short drive from Airdrie and Irricana.

Built in 2000

### Essential Information

|                |                                                 |
|----------------|-------------------------------------------------|
| MLS® #         | A2222905                                        |
| Price          | \$699,900                                       |
| Bedrooms       | 2                                               |
| Bathrooms      | 3.00                                            |
| Full Baths     | 2                                               |
| Half Baths     | 1                                               |
| Square Footage | 1,737                                           |
| Acres          | 3.36                                            |
| Year Built     | 2000                                            |
| Type           | Residential                                     |
| Sub-Type       | Detached                                        |
| Style          | Acreage with Residence, Double Wide Mobile Home |
| Status         | Active                                          |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 262221 Township Road 275 |
| Subdivision | NONE                     |
| City        | Rural Rocky View County  |
| County      | Rocky View County        |
| Province    | Alberta                  |
| Postal Code | T0M 1B0                  |

### Amenities

|                |                                                                                                                                             |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                                                                                           |
| Parking        | Additional Parking, Double Garage Detached, Driveway, Garage Faces Front, 220 Volt Wiring, Electric Gate, RV Garage, Triple Garage Detached |
| # of Garages   | 5                                                                                                                                           |

### Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Kitchen Island, No Smoking Home, Storage |
|-------------------|------------------------------------------------------------------------|

|            |                                                                                                                   |
|------------|-------------------------------------------------------------------------------------------------------------------|
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer, Window Coverings, Freezer |
| Heating    | Forced Air, Natural Gas                                                                                           |
| Cooling    | Central Air                                                                                                       |
| Basement   | None                                                                                                              |

## Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Lighting, Private Entrance                                         |
| Lot Description   | Low Maintenance Landscape, No Neighbours Behind, Private, Secluded |
| Roof              | Shingle                                                            |
| Construction      | Vinyl Siding, Wood Frame                                           |
| Foundation        | None                                                               |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 25             |
| Zoning         | CR             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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