

\$1,150,000 - 264166 Range Road 262, Rural Rocky View County

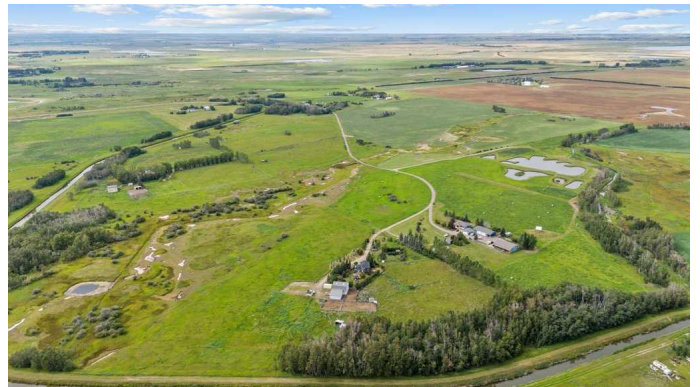
MLS® #A2250501

\$1,150,000

3 Bedroom, 3.00 Bathroom, 1,647 sqft
Residential on 24.14 Acres

NONE, Rural Rocky View County, Alberta

Welcome to this remarkable 24-acre hobby farm tucked away on a private road along the WID Canal, a property that perfectly blends country living with modern comfort and is ideal for horse enthusiasts, hobby farmers, or anyone seeking a lifestyle rich in space, privacy, and connection to the land; horse lovers will appreciate the 38 x 30 barn complete with power, five stalls, a tack/feed room with water hydrant, and a huge loft, plus a large equipment storage shed, while the land is thoughtfully divided into multiple paddocks with auto water and barbless wire, making it safe and functional for animals. The extensively renovated home is filled with natural light and designed for both comfort and style, featuring a spacious living room with fireplace, a large dining room, and a chef's kitchen equipped with a six-burner gas stove, stainless steel appliances, eating bar, and pantry, with a convenient mudroom/laundry combination and two-piece bath completing the main level. Upstairs offers a retreat-like primary suite with ensuite bath, two additional bedrooms, a sitting area and a fully renovated main bathroom. The lower level adds even more lifestyle flexibility with a large recreation room, office, and generous storage. All is enhanced by updates including slate flooring on the main, luxury vinyl plank on upper and lower levels, new siding, and shingles (2017), plus an attached double garage; outside, step



into your own private paradise on 1.5 landscaped acres where mature trees frame a stone patio, hot tub, and pergolas, creating an ideal setting for relaxing or entertaining, and don't miss the insulated chicken palace that adds even more charm to this unique property offering the tranquility, space, and lifestyle of country living at its best.

Built in 1991

Essential Information

MLS® #	A2250501
Price	\$1,150,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,647
Acres	24.14
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	264166 Range Road 262
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4A2M9

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener
# of Garages	2

Interior

Interior Features	Breakfast Bar, See Remarks, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Creek/River/Stream/Pond, Garden, Gazebo, Native Plants, No Neighbours Behind, Secluded
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	76
Zoning	RF

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.