



275034 Range Road 263 Rural Rocky View County Alberta

\$875,000

Great opportunity to own this beautifully treed, lovingly maintained, recently renovated 4 bed, 2 bath bi-level sitting on 21.63 acres of cross fenced & stabled pastures! THIS PROPERTY IS PERFECT FOR INVESTORS, DEVELOPERS, & HOBBY FARMERS with numerous outbuildings including a double car garage with 27'2" x 20'4" loft (potential for development), 12'10" x 8'2" tack shop, hay shed, horse stables, 43'0" x 31'4" partially heated barn, corrals & various other multipurpose structures! Sitting right off of highway 9, walking distance to Irricana & easy commutes to Airdrie (30 minutes) & Calgary (Under an hour). The main level of the house boasts new vinyl plank flooring, freshly painted walls, & newer bright, sunny windows! The country kitchen features white cabinets, new white backsplash, quartz countertops & a good sized eating area, & a large mud room with French door access to a 17'6" x 11'10" sheltered patio area! The spacious living room has a rustic stone clad wood burning fireplace. The king-sized master bedroom has two sets of closets. The second bedroom is conveniently located near the renovated 4pc bath. Two additional bedrooms, a 2 pc bath with rough-in for shower, & finished lower level with egress windows & oversized family room round out the interior of the house. The enclosed deck is a perfect spot for outdoor gatherings, overlooking the raised garden beds with protective coverings & the mature shrubs + trees surrounding the property providing privacy & shelter from the elements! Don't miss this opportunity to live you rural lifestyle while investing for the future. (id:6769)

Family room 13.42 Ft x 10.58 Ft

Recreational, Games room 13.42 Ft x 11.00 Ft

Bedroom 10.50 Ft x 7.42 Ft

Bedroom 8.50 Ft x 10.58 Ft

2pc Bathroom .00 Ft x .00 Ft

Living room 14.33 Ft x 13.83 Ft

Kitchen 13.08 Ft x 11.17 Ft

Other 11.17 Ft x 8.17 Ft

Primary Bedroom 17.33 Ft x 10.50 Ft

Bedroom 12.00 Ft x 11.17 Ft

Foyer 6.58 Ft x 3.25 Ft

Other 7.67 Ft x 4.25 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Landon Real Estate

<http://www.diannebrown.ca/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca