

# \$949,000 - 270031 Range Road 264, Rural Rocky View County

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MLS® #A2182236

**\$949,000**

1 Bedroom, 1.00 Bathroom, 1,340 sqft  
Agri-Business on 53.76 Acres

NONE, Rural Rocky View County, Alberta

With 53.65 acres, you could use the land for various purposes such as farming, recreational activities, conservation, or even subdividing the property for development (depending on local zoning laws). You might want to investigate whether the land is suitable for your intended use.

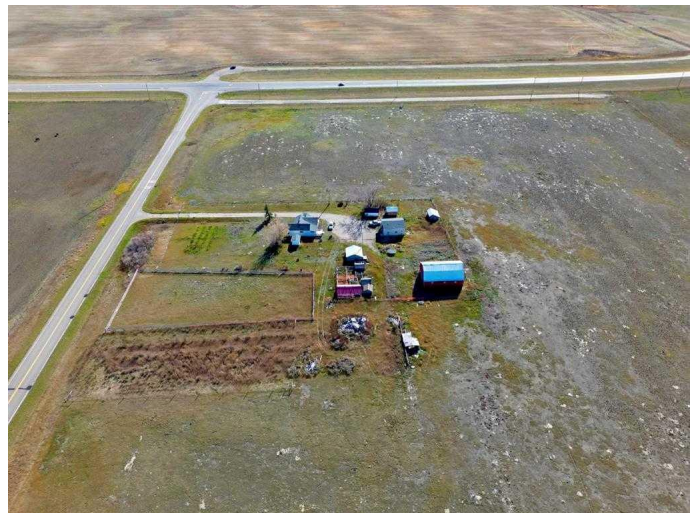
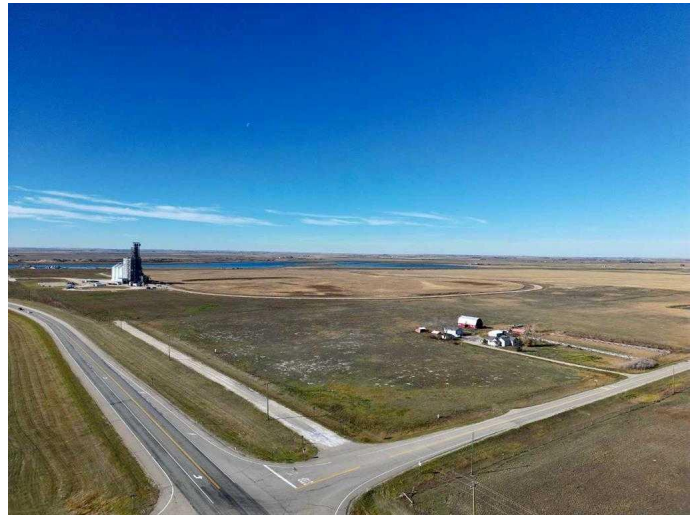
A 1340 sq. ft. bungalow is a decent-sized home with one bed and a full washroom, a spacious living area, big kitchen.

The property has access to necessary utilities (water, electricity, sewage, etc.) and that the land is accessible via good roads or paths.

Spacious Heated 30x25 Feet Shop this size shop (750 sq. ft.) could serve many purposes, from a workshop, garage, or storage area to even a small business operation, depending on the zoning. The heating adds comfort for year-round use.

Several additional outbuildings (barn) could serve various purposes like storage for hay, tools, or livestock, or even a space for hobbies like gardening, woodworking, or creating a small farm stand if the property has an agricultural focus. Outbuildings give you flexibility for different projects or uses, such as guest accommodation (with some renovation) or a small business enterprise etc.

Are you looking for help with evaluating this property or have any specific questions related to it?



Built in 1950

### Essential Information

MLS® #	A2182236
Price	\$949,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,340
Acres	53.76
Year Built	1950
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Active

### Community Information

Address	270031 Range Road 264
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T0M1B0

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage
# of Garages	2

### Interior

Interior Features	No Animal Home
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	See Remarks, Unfinished

### Exterior

Exterior Features	Other
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	December 17th, 2024
Days on Market	124
Zoning	AG

**Listing Details**

Listing Office	CIR Realty
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