

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

---

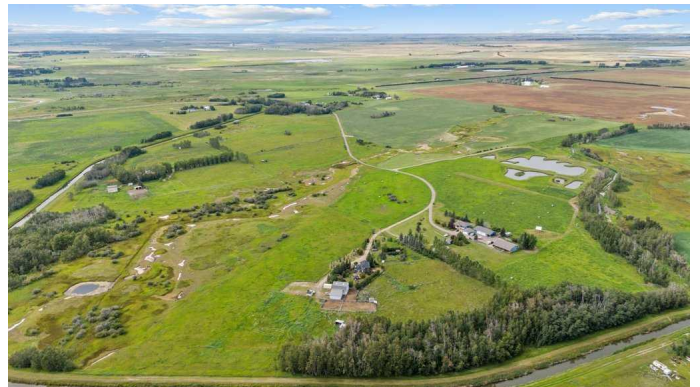
MLS® #A2250501

**\$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, Wood Burning, Stone                                                                    |
| 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 | 2                 |
| 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.