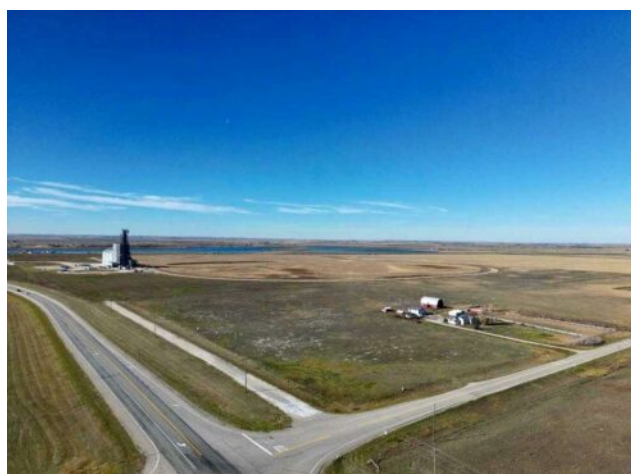


**270031 Range Road 264**  
**Rural Rocky View County, Alberta**

**MLS # A2182236**



# \$949,000

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	-		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,340 sq.ft.	<b>Age:</b>	1950 (75 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	53.76 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Near Town:</b>	Irricana
<b>Basement:</b>	See Remarks, Unfinished	<b>LLD:</b>	5-27-26-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home		

**Major Use:** Other

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?