

# \$1,120,000 - 275183 Range Road 262, Rural Rocky View County

MLS® #A2178394

**\$1,120,000**

0 Bedroom, 0.00 Bathroom,  
Land on 28.87 Acres

NONE, Rural Rocky View County, Alberta

Discover unparalleled value in this exquisite 28-acre parcel just north of Irricana. Only 45 minutes from Calgary, this property boasts a magnificent 50 ft x 104 ft heated shop equipped with 600 amp power, a spacious 40 ft x 60 ft metal storage building with a gravel floor, and a charming 21 ft x 32 ft storage shed. Perfectly poised for your dream home, the property features a prime building site surrounded by lush trees, a reliable well, and essential utilities including gas, power, and a septic tank and field. Ideally situated, the Rosebud River gracefully borders the southern edge, enhancing the property's natural beauty



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2178394         |
| Price     | \$1,120,000      |
| Bathrooms | 0.00             |
| Acres     | 28.87            |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 275183 Range Road 262   |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |

|             |                   |
|-------------|-------------------|
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T0M 1B0           |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 9th, 2024 |
| Days on Market | 197                |
| Zoning         | Farm               |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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.