

# \$2,100,000 - 292194 Twp Rd 262, Rural Rocky View County

---

MLS® #A2231304

**\$2,100,000**

5 Bedroom, 3.00 Bathroom, 1,387 sqft  
Residential on 7.26 Acres

NONE, Rural Rocky View County, Alberta

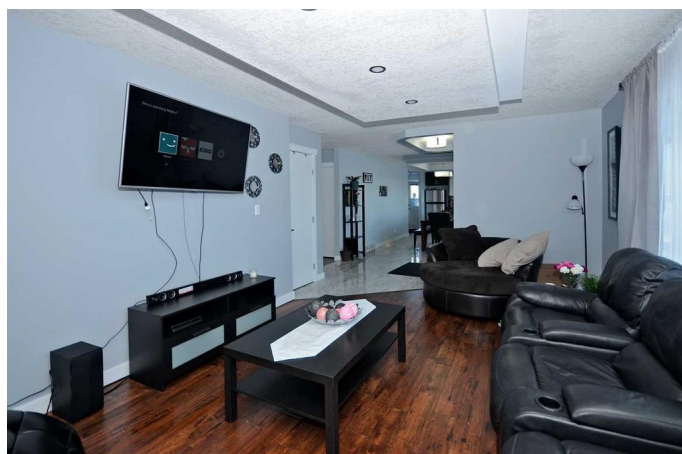
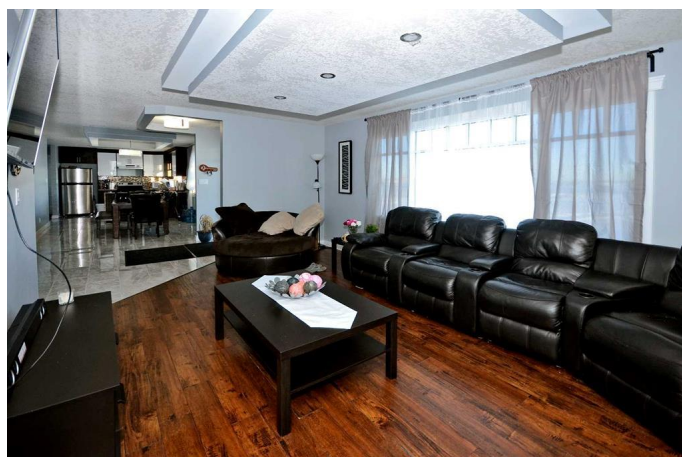
Location! Attention Investors, developers, Contractors. 1100 sq ft shop/Garage combination on 7.26 acre parcel with totally renovated bungalow with an illegal basement suite. 3 bedrooms on the main floor and 2 bedroom suite in the basement. 3 full 4 piece bathrooms throughout the home. Room for a couple of horses. Situated near Cross Iron Mills Mall & Costco, schools and churches. Quick access to HWY 2 north/south. Possible potential to subdivide.

Built in 1973

## Essential Information

MLS® #	A2231304
Price	\$2,100,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,387
Acres	7.26
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information



Address	292194 Twp Rd 262
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T0M0E0

### Amenities

Parking	Off Street
---------	------------

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Pasture
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 13th, 2025
Days on Market	38
Zoning	R-2

### Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.