

281097 & 281093 Township Road 264
Rural Rocky View County, Alberta

MLS # A2167257



\$829,500

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,306 sq.ft.	Age:	1964 (60 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Gravel Driveway, RV Access/Parking, RV Garage		
Lot Size:	11.74 Acres		
Lot Feat:	Fruit Trees/Shrub(s), No Neighbours Behind, Level, Many Trees, Private, Rec		

Heating:	Central, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	23-26-28-W4
Exterior:	Stucco, Wood Frame	Zoning:	A-GEN
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Breakfast Bar, No Smoking Home, Stone Counters		

Inclusions: 3 Semi-trailers on property, as is.

An almost unbelievable opportunity presents itself with this country residential property. Escape the city with room to roam on 11.74 acres of land! Far enough away for privacy, yet close enough for practicality. This property is conveniently located 28 minutes from Calgary International Airport, 15 minutes to CrossIron Mills shopping, and 15 minutes to Airdrie. With two homes on this property, each with its own address, the prospect of possibilities is endless. Guest house? Airbnb? The main residence is a solid bi-level with two bedrooms on the main floor, a three-piece bath, and a generous living room. The lower level includes three additional rooms and another full bathroom, providing plenty of space. Rounding out the layout is a spacious recreational area and a large laundry room in the lower level. The secondary residence is a charming bi-level featuring a wood-burning fireplace for those cozy country nights. A comfortable living room, kitchen, and 3 piece bath complete the main floor. The lower level is partially finished with two rooms and a nicely sized family room. Every great enterprise requires a place to store treasures and create. The options are plentiful with a spacious Quonset, barn, and metal shop building. The shop features a large overhead door, 220V power, natural gas rough-in, and a mezzanine level. With room for an RV, commercial truck, or equipment, the choice is yours. This potential homestead also includes a chicken coop, greenhouse, and space for your flock or herd. Two wells onsite provide abundant water, with one feeding underground lines that supply water to an animal feeder and irrigation for a growing area. Self-sustainability won't be a problem for homesteaders on this property. Welcome to the freedom of country living with virtually unlimited possibilities!