

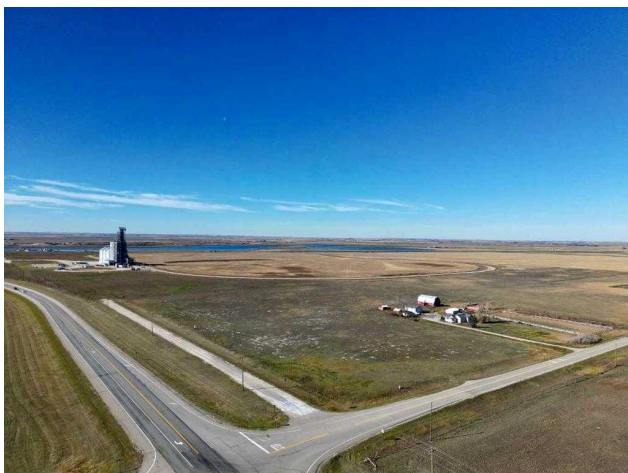


THE
A-TEAM

**RE/MAX
FIRST**

270031 RANGE ROAD 264 , Rural Rocky View County T0M1B0

MLS® #: **A2182236** Area: **NONE** Listing Date: **12/17/24** List Price: **\$949,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Agri-Business**
 Sub Type: **Agriculture**
 City/Town: **Rural Rocky View County**
 Year Built: **1950**
Lot Information
 Lot Sz Ar: **2,341,785 sqft**
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Double Garage Detached,Heated Garage**

Finished Floor Area
 Abv Sqft: **1,340**
 Low Sqft:
 Ttl Sqft: **1,340**

DOM

4
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**

Construction: **Wood Frame**
 Flooring: **Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl:
 Int Feat: **No Animal Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	6`0" x 3`0"	Bedroom	Main	1`0" x 1`0"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **AG**

Legal Desc:

731040

Remarks

Pub Rmks: **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?**

Inclusions: **0**

Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



