

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

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MLS® #A2231304

**\$2,100,000**

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

NONE, Rural Rocky View County, Alberta

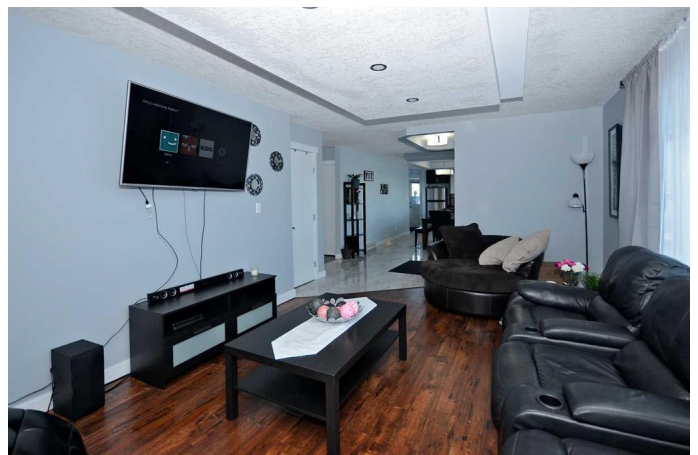
Location! Attention Investors, developers, Contractors. 1100 sq ft shop/Garage combination on 7.26 acre parcel with totally renovated bungalow with an illegal basement suite. 3 bedrooms on the main floor and 2 bedroom suite in the basement. 3 full 4 piece bathrooms throughout the home. Room for a couple 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 | 20              |
| Zoning         | R-2             |

### Listing Details

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

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