

# \$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	177
Zoning	Farm

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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