

**292194 Twp Rd 262**  
**Rural Rocky View County, Alberta**

**MLS # A2231304**



**\$2,100,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,387 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	7.26 Acres		
<b>Lot Feat:</b>	Pasture		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	15-26-29-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** none

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.