

**262221 Township Road 275**  
**Rural Rocky View County, Alberta**

**MLS # A2222905**



**\$699,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Double Wide		
<b>Size:</b>	1,737 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Double Garage Detached, Driveway, Elec		
<b>Lot Size:</b>	3.36 Acres		
<b>Lot Feat:</b>	Low Maintenance Landscape, No Neighbours Behind, Private, Secluded		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	34-27-26-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Kitchen Island, No Smoking Home, Storage		

**Inclusions:** Murphy bed, mudroom refrigerator.

Welcome to this beautifully maintained and thoughtfully upgraded acreage offering the perfect blend of functionality and country charm. Nestled on nearly 4 acres of peaceful, fenced and gated land, this double-wide manufactured home boasts plenty of living space, privacy, versatility and fabulous vistas. The home features a warm and inviting kitchen with an abundance of cabinets, updated appliances, and a central island, all flowing into a bright dining area surrounded by panoramic views. A spacious primary bedroom includes a private ensuite with a walk-in shower and relaxing soaker tub, while the second bedroom is served by a full 4-piece main bathroom down the hall. For added convenience, there's also a single bathroom located just off the mudroom. Recent updates include a covered sundeck addition, perfect for enjoying peaceful prairie views, and an outdoor sink/washing station that's ideal for gardening or clean-up after yardwork. A standout feature of this property is the incredible 48' x 48' shop. Built on a 6' concrete slab and equipped with two oversized doors, 16 foot ceilings, and 220V power - ideal for vehicle and equipment storage, and for those looking for a workshop. There is also a detached double garage, which also includes 220V power. Nothing but space for tools, toys, hobbies or even a home-based business. Dreaming of Acreage Living with Modern Comforts? This move-in ready property offers the best of both worlds! Just a short drive from Airdrie and Irricana.