

# \$1,470,000 - 290252 Township Road 264, Rural Rocky View County

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MLS® #A2224508

**\$1,470,000**

4 Bedroom, 3.00 Bathroom, 1,540 sqft  
Residential on 2.00 Acres

N/A, Rural Rocky View County, Alberta

**WELCOME TO THIS BEAUTIFUL COUNTRY OASIS!**

This spectacular 2-acre gated property is situated just minutes from Airdrie and Calgary. The location of this 4-bedroom, 3-bathroom walkout bungalow is about as good as it gets! Very close to Crossiron Mills shopping mall, Costco, only minutes from Deerfoot Trail and Stoney Trail, all while having wide open space and amazing mountain views.

On the main floor of the home, you will find open concept living with a chef's dream kitchen, plenty of cabinets and a MASSIVE island, under counter lighting, beautiful granite counter tops, stainless steel appliances, gas range, pantry with pull out shelves.

A large outdoor patio situated just off the kitchen making barbequing a breeze.

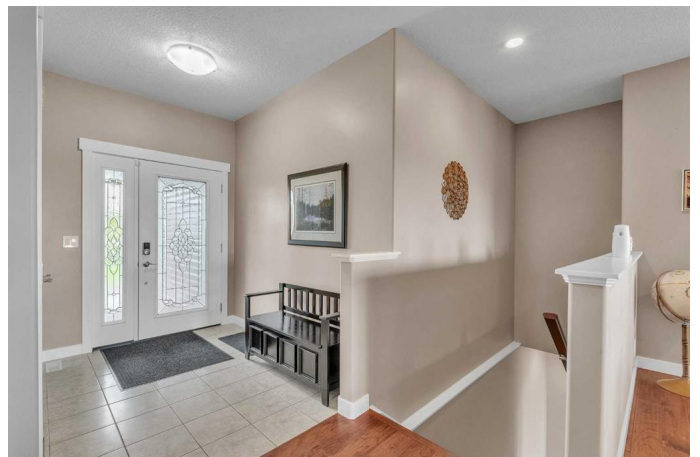
The living room features a beautiful gas fireplace that is sure keep you cozy on a chilly winter evening.

The impressive master bedroom offers a HUGE walk-in closet, a spa like ensuite with his and her sinks, separate shower, jetted soaker tub, heated floor and modern lighting.

The second bedroom on the main floor is currently being used as an office.

There is engineered hardwood throughout most of the main floor, while the bedrooms have new plush carpet.

The lower level of this walk out home has in-floor heating, 2 more large bedrooms, a full



3-piece bathroom, a large family room and storage room. a total of almost 3000 sq ft. The lower level also has a large covered outdoor patio area with exposed concrete pad. This home has an attached 2 car garage with heated epoxy coated floor and a shelving unit for storage. New boiler May 2025.

The 35ft x 40ft shop that was built in 2018 has several 220 outlets inside, overhead radiant heating and a car lift hoist (inspected yearly) for all your vehicle needs.

There is also a 220 RV plug outside of shop. There is over 1,100 gallons of rainwater storage for watering grass, trees, and flowers. This property also has a second gate on the west side of the property, making for easy access to the well, septic tank and walk-out door entrance.

The 2-level shed is 15ft x 14ft and adds plenty of storage.

Donâ€™t wait to check out this AMAZING property!!

Built in 2013

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2224508                         |
| Price          | \$1,470,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,540                            |
| Acres          | 2.00                             |
| Year Built     | 2013                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |
| Status         | Active                           |

### Community Information

Address 290252 Township Road 264

|             |                         |
|-------------|-------------------------|
| Subdivision | N/A                     |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T4A0N2                  |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 10  |
| Parking        | Double Garage Attached, 220 Volt Wiring, Electric Gate, Quad or More Detached, RV Access/Parking, RV Garage |
| # of Garages   | 6   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Recessed Lighting |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Refrigerator, Washer/Dryer, Gas Cooktop   |
| Heating           | In Floor, Fireplace(s), Forced Air, Heat Pump   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line, Private Yard, Fire Pit, Storage                        |
| Lot Description   | Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees, Secluded |
| Roof              | Asphalt Shingle   |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame                                     |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 26th, 2025 |
| Days on Market | 4              |
| Zoning         | R-RUR          |

### **Listing Details**

Listing Office

Town Residential

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