

\$1,150,000 - 12153 Township Road 284, Rural Rocky View County

MLS® #A2257708

\$1,150,000

5 Bedroom, 2.00 Bathroom, 1,483 sqft
Single Family on 20.02 Acres

N/A, Rural Rocky View County, Alberta

AMAZING OPPORTUNITY beautifully situated an easy half mile out of Crossfield. Just minutes to Airdrie and 20 minutes to Calgary International Airport, this is a commuter's dream! AG ZONING offer lots of flexibility in permitted uses for the property including being able to build an secondary dwelling (see supplements) ! This beautifully treed property is situated on 20 acres and the opportunities are endless. The home is a recently updated 1,450 +/- bungalow that offers three bedrooms above grade and two below in the Mother-in-law suite. Upon entering you are greeted by a mudroom with laundry hookup for the main floor and a sink. The kitchen has new counter tops and lots of newly painted cabinets! A large eating area finishes the space with a door leading to the rear deck that is surrounded by trees for added privacy. Around the corner you will find an oversized living room that is highlighted by a big window for natural light. Down the hall you will find a 4 pce updated washroom and 3 bedrooms - one of which is the primary. The lower level is developed into a 2-bedroom illegal suite with a full kitchen and separate laundry. The larger of the two lower level bedrooms could be used as an additional family room, or a larger primary for the suite as it does have a closet. Outside there is an oversized detached garage with a single carport bay between the garage and house. The property is fenced and cross



fenced. The 30x50 mechanics shop is heated and dry walled with a hoist, paint booth, and tool shed. There is an underground root cellar to hold your vegetables year-round, an auto-water to the west of the yard, and a meat cooler that could be up and running with a little electrical work. Gorgeous trees surround the yard including apple trees ! This property really must be seen to be appreciated! Do not miss out on this opportunity, call today to book your appointment. Property taxes listed are subject to change as the subdivision has just been created. *Some photos virtually staged*
(id:6289)

Built in 1975

Essential Information

Listing #	A2257708
Price	\$1,150,000
Bedrooms	5
Bathrooms	2.00
Square Footage	1,483
Acres	20.02
Year Built	1975
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	12153 Township Road 284
Subdivision	N/A
City	Rural Rocky View County
Province	Alberta
Postal Code	T0M0S0

Amenities

Features	See remarks, Other, No neighbours behind, Level
Parking	Attached Garage, Carport
# of Garages	3

Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Stove, Microwave Range Hood Combo, Washer & Dryer
Heating	Forced air
Cooling	None
# of Stories	1
Has Basement	Yes
Basement	Suite

Exterior

Exterior Features	Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX Rocky View Real Estate



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Listing information last updated on October 13th, 2025 at 3:17pm PDT