

\$1,200,000 - 13078 264a Township, Rural Rocky View County

MLS® #A2260646

\$1,200,000

4 Bedroom, 3.00 Bathroom, 1,363 sqft
Single Family on 4.00 Acres

N/A, Rural Rocky View County, Alberta

Experience the best of country living just 5 minutes from town! Tucked away on 4 private, beautifully treed acres, this charming 4-level split is the perfect retreat for those craving space, privacy, and a touch of nature. Step inside and youâ€™re welcomed by a bright open-concept kitchen and dining area that flows into the living room, where west-facing windows frame peaceful mountain views. Upstairs youâ€™ll find 3 comfortable bedrooms and 2 full bathrooms, including a relaxing primary suite with its own 4-piece ensuite. The lower level offers cozy family living with a wood-burning stove, a 4th bedroom, laundry, and an additional bathroom. Head down one more level to the basement and youâ€™ll discover a games room (yesâ€“the pool table stays!), bar area, plus plenty of storage and a cold room for all your extras. Recent updates mean peace of mind: new roof (2023), newer composite siding, newer septic tank (approx. 5 years), hot water tank and some new doors/windows (2025). But the real treasure is outsideâ€“whether youâ€™re tinkering in the heated garage and shop (with running water!), relaxing by the waterfall pond, or enjoying evenings in the bunkhouse with its own propane stove and power. Thereâ€™s room for animals with a paddock and shelter, plenty of sheds for storage, RV parking, and rows of fruit trees that add both privacy and charm. This isnâ€™t



just a propertyâ€™itâ€™s a lifestyle. A place where you can breathe, unwind, and enjoy the tranquility of acreage living, all while being just minutes from Airdrie. (id:6289)

Built in 1973

Essential Information

Listing #	A2260646
Price	\$1,200,000
Bedrooms	4
Bathrooms	3.00
Square Footage	1,363
Acres	4.00
Year Built	1973
Type	Single Family
Sub-Type	Freehold
Style	4 Level

Community Information

Address	13078 264a Township
Subdivision	N/A
City	Rural Rocky View County
Province	Alberta
Postal Code	T4B5B5

Amenities

Parking	Detached Garage
# of Garages	3
View	View

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Window Coverings, Washer & Dryer
Heating	Propane, Wood Forced air, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes

Exterior

Exterior	Composite Siding
Exterior Features	Fruit trees, Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office CIR Realty



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