\$1,275,000 - 292185 264 Township, Rural Rocky View County

MLS® #A2257421

\$1,275,000

4 Bedroom, 3.00 Bathroom, 1,704 sqft Residential on 2.04 Acres

NONE, Rural Rocky View County, Alberta

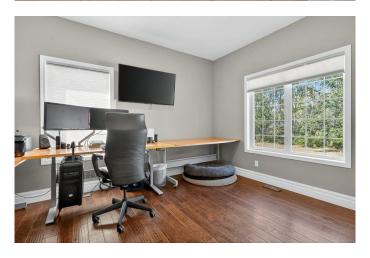
Welcome to this well-appointed acreage property set on just over two acres in Rocky View County. This big bungalow offers a thoughtful blend of comfort, function, and style, along with the conveniences of modern upgrades and reliable utilities.

The main floor spans over 1,700 square feet, finished with warm, rough-hewn wood floors and anchored by a fully renovated kitchen. Here you'II find custom cabinetry with Häfele and Blum hardware, quartz countertops, high-end stainless steel appliances, a contemporary hood vent, and a chevron tile backsplash that adds a clean, modern touch. Just off the kitchen is a spacious living room with a gas fireplace and the huge windows in the dining area flood this space with natural light. A tiled, open entryway creates an inviting first impression, while a large office located near the front door makes working from home convenient.

The primary suite is generously sized, offering a private retreat with a five-piece ensuite. A large second bedroom, four piece bathroom and laundry room round out the main floor. Two additional bedrooms and a bathroom on the lower level complete the home's total of four bedrooms and three full baths, with a fully finished basement that expands the living space and includes a second gas fireplace for







cozy evenings.

Practical features are well covered: central air conditioning, a septic system with tank and field, and water service through the Rocky View Water Co-operativeâ€"no well maintenance required. Car enthusiasts and hobbyists will appreciate the triple heated garage, equipped with 240 wiring, water service, mezzanine storage, and a four-post vehicle lift. In addition there's an over-height, 800 square foot, heated shop with epoxy floors and 240 wiring offering space for all kinds of hobbies.

Outdoor living is easy here, with a multi-level deck that is partially covered and finished with glass rails, as well as an exposed aggregate patio. The yard is nicely landscaped with trees that provide both shade and privacy, creating a space that feels quiet and settled.

With a balance of modern finishes, solid infrastructure, and room to enjoy both inside and out, this property is a comfortable place to call home in a sought-after area of Rocky View County.

Built in 1998

Essential Information

MLS® # A2257421 Price \$1,275,000

Bedrooms 4
Bathrooms 3.00

Full Baths 3

Square Footage 1,704 Acres 2.04

Year Built 1998

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

Community Information

Address 292185 264 Township

Subdivision NONE

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T4N 0N3

Amenities

Utilities Electricity Connected, Electricity Paid For, Natural Gas Paid, Natural

Gas Connected, Satellite Internet Available, Water Connected

Parking Spaces 10

Parking 220 Volt Wiring, Additional Parking, Garage Door Opener, Heated

Garage, Triple Garage Attached

of Garages 8

Interior

Interior Features Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Range, Range

Hood, Refrigerator, Water Softener, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Gas, Tile

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Fire Pit, Private Yard, Storage

Lot Description Private

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 22nd, 2025

Days on Market 3
Zoning R-1

Listing Details

Listing Office CIR Realty

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