

\$1,175,000 - 21060 Township Road 272, Rural Rocky View County

MLS® #A2220236

\$1,175,000

4 Bedroom, 3.00 Bathroom, 1,740 sqft
Residential on 5.02 Acres

NONE, Rural Rocky View County, Alberta

****OPEN HOUSE! Saturday, June 21: 2-4pm!****

This is the PRIVATE ACREAGE you've been waiting for. Set on 5 BEAUTIFULLY TREED ACRES with stunning MOUNTAIN VIEWS, this WALKOUT bilevel offers the perfect blend of comfort, space, and freedom - WITHOUT ANY SUBDIVISION ARCHITECTURAL CONTROLS. With over 3,000sqft of developed living space, this home provides both functionality and charm, surrounded by natural beauty and peaceful green space with WALKING TRAILS WEAVING THROUGH THE TREES. The main floor features a spacious and bright OPEN-CONCEPT living and dining area centered around a classic BRICK FIREPLACE. Large windows bring in NATURAL LIGHT and showcase the EXPANSIVE VIEWS, while the dining area opens to a PRIVATE DECK, ideal for relaxing or entertaining. The UPDATED KITCHEN offers warm wood cabinetry, QUARTZ COUNTERTOPS, an island with seating, and a convenient walk-in pantry. It flows into a generous family room with VAULTED CEILINGS, ABUNDANT WINDOWS, and direct access to the backyard and forest beyond - truly a space that brings the outdoors in. The laundry room is conveniently located just off the kitchen for everyday ease. The master bedroom is a peaceful retreat with plenty of space for a king-sized bed and additional furniture. It includes a large closet



and a recently RENOVATED ENSUITE bathroom. Two additional bedrooms on the main floor share an UPDATED FULL BATHROOM, creating a well-designed layout for family or guests. The FULLY FINISHED WALKOUT level adds excellent versatility, with a fourth bedroom, another full bathroom, and two large family rooms. One of these rooms features a walkout entrance to the front yard and would be perfect for adding a second kitchen. The second family room includes a feature BRICK FIREPLACE WALL and is currently used as a home office. There's plenty of room to create additional bedrooms if needed, along with a cold storage room for added convenience. Throughout the home, you'll find numerous updates including NEWER WINDOWS (some triple-pane), UPDATED LVP FLOORING, a mid-efficiency furnace, a BRAND NEW HOT WATER TANK, a FIVE-STAGE WATER FILTRATION SYSTEM, and a WATER SOFTENER. The exterior has also been thoughtfully maintained, with COMPOSITE SIDING, ROOF, SOFFITS, and EAVES replaced approximately eight years ago. An OVERSIZED DOUBLE GARAGE with a HIGH OVERHEAD DOOR and a REAR WORKSHOP completes this exceptional home. Outside, the property continues to impress with trails winding through mature trees, designated areas for gardening, and ample space to relax and enjoy the surroundings. There's even a chicken coop and a vehicle storage tent included for the next owner. THE LOCATION IS UNBEATABLE! Just minutes to Airdrie or Calgary, with a quick 15-minute drive to Highway 2 and Stoney Trail. Situated on a SCHOOL BUS ROUTE, the road is regularly cleared in winter, making access easy year-round. This remarkable property offers the rare opportunity to enjoy the serenity of country living with the convenience of city access!

Built in 1976

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2220236 |
| Price | \$1,175,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,740 |
| Acres | 5.02 |
| Year Built | 1976 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 21060 Township Road 272 |
| Subdivision | NONE |
| City | Rural Rocky View County |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4B 4Y3 |

Amenities

| | |
|----------------|---|
| Utilities | Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected |
| Parking Spaces | 10 |
| Parking | Carport, Concrete Driveway, Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Oversized, RV Access/Parking, RV Carport, Workshop in Garage |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Electric, Fireplace(s), Forced Air, Natural Gas |

| | |
|-----------------|--|
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Brick Facing, Fire Pit, Gas, Mantle, Raised Hearth, Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Fire Pit, Garden, Private Entrance, Private Yard, Storage |
| Lot Description | Backs on to Park/Green Space, Cleared, Corners Marked, Farm, Front Yard, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Lawn, Level, Many Trees, Private, Secluded, Treed, Views |
| Roof | Asphalt Shingle |
| Construction | Brick, Composite Siding, Concrete, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|----------------|
| Date Listed | May 16th, 2025 |
| Days on Market | 33 |
| Zoning | R-RUR |

Listing Details

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|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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