

\$1,999,900 - 24065 Township Road 280, Rural Rocky View County

MLS® #A2222853

\$1,999,900

4 Bedroom, 3.00 Bathroom, 3,110 sqft
Residential on 149.26 Acres

NONE, Rural Rocky View County, Alberta

This exceptional 149-acre property in Rocky View County, zoned Agricultural General, offers rolling hills, pastureland, stunning mountain views—even from the walkout basement—and a prime location just northwest of Calgary off Symons Valley Road, with easy access to both Calgary & Airdrie. The gently lived-in walkout bungalow features 2,212 sq ft on the main level, 898 sq ft above the garage, & 2,187 sq ft in the fully finished walkout basement with in-floor heating. The main floor includes a spacious family room with a gas fireplace & custom built-ins, a large kitchen with a central island, wall oven, & breakfast nook. Just off the kitchen is a walk-in pantry with sink & laundry + a half bath. A generous formal dining room offers the perfect space for entertaining. There are two bedrooms on the main level, one currently used as an office. The massive primary suite features a walk-in closet with built-ins, dual sinks, a walk-in shower, a soaker tub, & a private toilet area. Above the garage, you'll find an additional 898 sq ft of developed living space complete with a gas fireplace, wet bar, & a large separate flex room—perfect for a games room, home office, or guest retreat. Downstairs, the high ceilings add to the sense of space, with two more bedrooms, a full bath, a large family & recreation area, a storage room, & a versatile flex space ideal for a home office or an additional bedroom. The property includes



several outbuildings: a 60x40 heated shop, a 14x10 garden shed, a 26x10 storage shed, & a 22x15 two-story shed, + a triple attached heated garage with 220V power. The land is fenced & cross-fenced, making it ideal for a range of agricultural or equestrian uses. Set among peaceful rolling hills, this property offers breathtaking views in every direction.

Built in 1999

Essential Information

MLS® #	A2222853
Price	\$1,999,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,110
Acres	149.26
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

Community Information

Address	24065 Township Road 280
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4B 4N4

Amenities

Parking	Heated Garage, Oversized, RV Access/Parking, Triple Garage Attached, 220 Volt Wiring
# of Garages	3

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Many Trees, Private, Treed, Views, Pasture
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2025
Days on Market	19
Zoning	A-GEN

Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.