

# **\$1,395,000 - 280124 Township Road 290, Rural Rocky View County**

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MLS® #A2226685

**\$1,395,000**

4 Bedroom, 4.00 Bathroom, 1,875 sqft  
Residential on 15.91 Acres

NONE, Rural Rocky View County, Alberta

Welcome to your dream rural escape! Nestled on 15.9 beautifully treed acres, this expansive bungalow with over 3700 sq/ft of living space and heated double attached garage offers the perfect blend of comfort, functionality, and country charm. Step inside to a spacious, open-concept kitchen complete with modern Slate appliances, plenty of storage ideal for all your needs. The huge dining area easily accommodates large gatherings, while the massive living room is perfect for entertaining or relaxing with the whole family. This home features spacious bedrooms on the main level with 2 full baths and a 2 pc bathroom for guests. A convenient main floor laundry area and a mudroom round out the main level. Downstairs, enjoy the fully finished walk-out basement featuring a bar area, cold storage room, an open bedroom with a 4 pc bath and plenty of space for recreation or hosting guests. A flex area that can be used as a craft room, office, or even a small bedroom. The property includes two heated shops and a machine quonset. Shop/garage 1 - 60'L x 48'W x 18'H forced air and radiant heat, water supply, huge overhead door and bifold hanger door. Shop/garage 2 - 40'Lx32'W two overhead doors, water supply, and forced air heat. Quonset is 70'Lx40'W used for storage. Grain storage onsite are 8-5000bu, 4 - 3000bu, 2 - 2200bu. All this is perfect for hobbyists, mechanics, or storing farm equipment.



Equestrian enthusiasts will love the open land and facilities, making this property ideal for horses or a small hobby farm. If you're looking for space, functionality, and serenity – this is country living at its best. Don't miss out on this incredible opportunity to own a rural retreat with all the amenities you could ask for and just 30 minutes to the Calgary Airport. Book your private showing today!

Built in 1977

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2226685                         |
| Price          | \$1,395,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 1,875                            |
| Acres          | 15.91                            |
| Year Built     | 1977                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 280124 Township Road 290 |
| Subdivision | NONE                     |
| City        | Rural Rocky View County  |
| County      | Rocky View County        |
| Province    | Alberta                  |
| Postal Code | T0M0S0                   |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Sump Pump(s), Suspended Ceiling |
| Appliances        | Bar Fridge, Dishwasher, Electric Range, Microwave Hood Fan, Range, Washer/Dryer, Water Conditioner, Water Softener, Window Coverings, Water Distiller              |
| Heating           | Boiler, In Floor, Fireplace(s), Natural Gas, Radiant   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Wood Burning   |
| Has Basement      | Yes  |
| Basement          | Finished, Partial, Partially Finished, Walk-Out  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Fire Pit, Playground, Storage   |
| Lot Description   | Back Yard, Brush, Farm, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, Lawn, Many Trees, No Neighbours Behind, Private |
| Roof              | Asphalt Shingle  |
| Construction      | Brick, Concrete, Vinyl Siding  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 68             |
| Zoning         | A-GEN          |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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