

# \$1,575,000 - 13003 Township Road 265, Rural Rocky View County

---

MLS® #A2265429

**\$1,575,000**

4 Bedroom, 4.00 Bathroom, 2,064 sqft  
Residential on 9.34 Acres

NONE, Rural Rocky View County, Alberta

\*\*\*Welcome to this breathtaking acreage retreat just minutes from Airdrie, where luxury living meets the tranquility of wide-open country views. Set on an expansive 9.34 acres, this extraordinary property combines timeless elegance, modern updates, and endless space to live, work, and play.

Step inside to discover soaring ceilings, striking coffered details, and an abundance of natural light pouring through oversized windows that frame the sweeping backdrop of rolling land. With 4 spacious bedrooms and 3.5 baths, including a spa-inspired 5-piece ensuite, this home is designed to impress. The gourmet kitchen features gleaming quartz countertops, a walk-in pantry, and seamless flow into the dining and living areas, anchored by one of two cozy fireplaces.

Entertain in style or unwind in peace on the expansive south-facing balcony, where serene views stretch for miles. The finished walkout basement offers even more space for family and guests, complete with a sunroom, second fireplace, and direct access to the backyard oasis with fire pit.

Outside, the property is just as remarkable, boasting a triple attached garage, a detached single garage, and two massive quonsets, ensuring endless storage and workspace



options. With a south-facing yard, towering windows, and plenty of room to gather, every detail of this home invites comfort and connection.

Perfectly located close to schools and all the amenities of Airdrie, yet tucked away in a private and peaceful setting, this one-of-a-kind property offers the very best of both worlds. A true haven for those seeking space, style, and serenity.

Built in 2002

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2265429                         |
| Price          | \$1,575,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 2,064                            |
| Acres          | 9.34                             |
| Year Built     | 2002                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 13003 Township Road 265 |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T4B2Z8                  |

**Amenities**

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Parking Spaces | 10                                                             |
| Parking        | Additional Parking, Driveway, Garage Door Opener, Garage Faces |

Front, Insulated, Parking Pad, RV Access/Parking, Single Garage Detached, Triple Garage Attached

# of Garages 4

## Interior

Interior Features Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas, Living Room, Mantle, Recreation Room, Stone

Has Basement Yes

Basement Finished, Full, Walk-Out

## Exterior

Exterior Features Balcony, Fire Pit

Lot Description Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Open Lot, Views

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed October 17th, 2025

Days on Market 9

Zoning R-3

## Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.