

# **\$869,990 - 270046 Township Road 284, Rural Rocky View County**

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MLS® #A2221096

**\$869,990**

3 Bedroom, 3.00 Bathroom, 1,331 sqft  
Residential on 10.01 Acres

NONE, Rural Rocky View County, Alberta

Quiet Country Living on a 10 Acre Property!  
Horse Enthusiasts, Hobby Farmers,  
Multi-Generational Families pay close attention to this acreage. 1331sqft Country Bungalow, 40'x22' Illegal Suite Outbuilding, 2 Double Detached Garages, 1 Single Garage & 3 Sheds. The Bungalow has a vaulted ceiling over the open flowing kitchen-living-dining room & hardwood floors underfoot. Lots of counter/cupboard space & breakfast bar seating in the kitchen with newer appliances. Sunroom accessed through living room adds additional living space & has sliding doors opening up to the wrap-around deck with expansive prairie views. Mud room off the kitchen is a great transition from the outdoors. Laundry conveniently located on the main floor next to the 2pc bathroom. Primary Bedroom has 4pc en-suite bathroom & walk-in closet. In the basement; 2 bedrooms, rec room, flex room with new vinyl plank flooring, 3pc bathroom with shower. The Illegal Suite Outbuilding has a generous sized bedroom with a walk-in closet, kitchen with appliances, 4 pc bathroom, stacked washer/dryer laundry, living-dining room area. If you desire to live away from the congestion & busyness of the city then this is the property for you. Located 12km west of Beiseker, but not too far from Airdrie(27mins) to be completely isolated from amenities. This acreage is a must see.



Built in 1995

## Essential Information

MLS® #	A2221096
Price	\$869,990
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,331
Acres	10.01
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	270046 Township Road 284
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	t0m0g0

## Amenities

Parking	Double Garage Detached, Single Garage Detached
# of Garages	5

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Microwave Hood Fan, Other, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Storage
Lot Description	No Neighbours Behind, Rectangular Lot
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	90
Zoning	A-GEN

### **Listing Details**

Listing Office	2% Realty
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