

# \$3,400,000 - 20015 Township Road 264, Rural Rocky View County

MLS® #A2205043

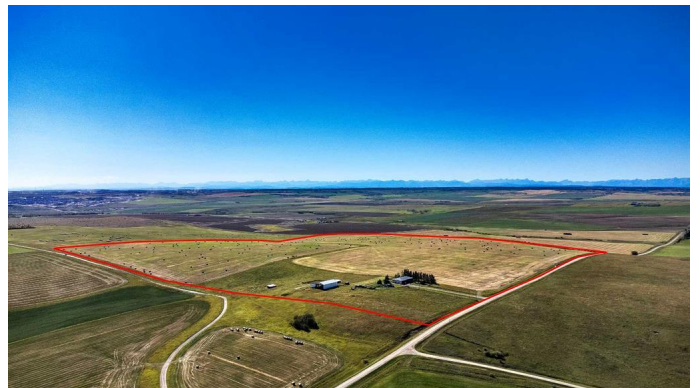
**\$3,400,000**

6 Bedroom, 5.00 Bathroom, 2,308 sqft  
Residential on 160.00 Acres

NONE, Rural Rocky View County, Alberta

Stunning full quarter section (160 acres+/-) minutes from Airdrie and approximately 2 miles of the Calgary City limit!

SPECTACULAR MOUNTIAN VIEWS to the WEST, CALGARYS CITY CENTER to the SOUTH and PRAIRIE VIEWS to the EAST you do not find a more beautiful location. There is approximately 130 cultivated acres, 25 acres pasture and 5-acre yard site. The solid custom bungalow is fully finished and offers over 4400 sq. ft. of developed space including 2 kitchens, and two-family rooms and a massive, attached, heated garage. Original owner from the 1980 build. Outside you will find a massive garden, several sheds and buildings one containing a root cellar and then there is a large hay shed/barn that leads to come corrals. This is a great buy on hold property for potential further development. Don't miss out on this one, call today to schedule your viewing!



Built in 1980

## Essential Information

MLS® #	A2205043
Price	\$3,400,000
Bedrooms	6
Bathrooms	5.00
Full Baths	3

Half Baths	2
Square Footage	2,308
Acres	160.00
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	20015 Township Road 264
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3P 1A1

### **Amenities**

Parking Spaces	10
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bookcases, Ceiling Fan(s), Chandelier
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Mixed
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden
Lot Description	Other
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame, See Remarks

Foundation                      Combination

### **Additional Information**

Date Listed                      March 21st, 2025

Days on Market                29

Zoning                            A-GEN

### **Listing Details**

Listing Office                    RE/MAX Rocky View Real Estate

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