

# \$1,200,000 - 21060 Township Road 272, Rural Rocky View County

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MLS® #A2220236

**\$1,200,000**

4 Bedroom, 3.00 Bathroom, 1,740 sqft  
Residential on 5.02 Acres

NONE, Rural Rocky View County, Alberta

This is the PRIVATE ACREAGE you've been waiting for. Set on 5 BEAUTIFULLY TREED ACRES with stunning MOUNTAIN VIEWS, this WALKOUT bilevel offers the perfect blend of comfort, space, and freedom - WITHOUT ANY SUBDIVISION ARCHITECTURAL CONTROLS. With over 3,000sqft of developed living space, this home provides both functionality and charm, surrounded by natural beauty and peaceful green space with WALKING TRAILS WEAVING THROUGH THE TREES. The main floor features a spacious and bright OPEN-CONCEPT living and dining area centered around a classic BRICK FIREPLACE. Large windows bring in NATURAL LIGHT and showcase the EXPANSIVE VIEWS, while the dining area opens to a PRIVATE DECK, ideal for relaxing or entertaining. The UPDATED KITCHEN offers warm wood cabinetry, QUARTZ COUNTERTOPS, an island with seating, and a convenient walk-in pantry. It flows into a generous family room with VAULTED CEILINGS, ABUNDANT WINDOWS, and direct access to the backyard and forest beyond - truly a space that brings the outdoors in. The laundry room is conveniently located just off the kitchen for everyday ease. The master bedroom is a peaceful retreat with plenty of space for a king-sized bed and additional furniture. It includes a large closet and a recently RENOVATED ENSUITE



bathroom. Two additional bedrooms on the main floor share an UPDATED FULL BATHROOM, creating a well-designed layout for family or guests. The FULLY FINISHED WALKOUT level adds excellent versatility, with a fourth bedroom, another full bathroom, and two large family rooms. One of these rooms features a walkout entrance to the front yard and would be perfect for adding a second kitchen. The second family room includes a feature BRICK FIREPLACE WALL and is currently used as a home office. There's plenty of room to create additional bedrooms if needed, along with a cold storage room for added convenience. Throughout the home, you'll find numerous updates including NEWER WINDOWS (some triple-pane), UPDATED LVP FLOORING, a mid-efficiency furnace, a BRAND NEW HOT WATER TANK, a FIVE-STAGE WATER FILTRATION SYSTEM, and a WATER SOFTENER. The exterior has also been thoughtfully maintained, with COMPOSITE SIDING, ROOF, SOFFITS, and EAVES replaced approximately eight years ago. An OVERSIZED DOUBLE GARAGE with a HIGH OVERHEAD DOOR and a REAR WORKSHOP completes this exceptional home. Outside, the property continues to impress with trails winding through mature trees, designated areas for gardening, and ample space to relax and enjoy the surroundings. There's even a chicken coop and a vehicle storage tent included for the next owner. THE LOCATION IS UNBEATABLE! Just minutes to Airdrie or Calgary, with a quick 15-minute drive to Highway 2 and Stoney Trail. Situated on a SCHOOL BUS ROUTE, the road is regularly cleared in winter, making access easy year-round. This remarkable property offers the rare opportunity to enjoy the serenity of country living with the convenience of city access!

Built in 1976

## Essential Information

MLS® #	A2220236
Price	\$1,200,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,740
Acres	5.02
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bi-Level, Acreage with Residence
Status	Active

## Community Information

Address	21060 Township Road 272
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4B 4Y3

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	10
Parking	Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Oversized, Concrete Driveway, Carport, RV Access/Parking, RV Carport, Workshop in Garage
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas, Electric

Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Mantle, Wood Burning, Brick Facing, Fire Pit, Raised Hearth
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Garden, Private Yard, Storage, Fire Pit, Private Entrance
Lot Description	Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Private, Cleared, Corners Marked, Farm, Irregular Lot, Many Trees, Secluded, Treed, Views
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 16th, 2025
Days on Market	18
Zoning	R-RUR

## Listing Details

Listing Office	RE/MAX Landan Real Estate
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