

# \$999,900 - 23140 Township Road 272, Rural Rocky View County

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MLS® #A2251187

**\$999,900**

5 Bedroom, 2.00 Bathroom, 1,685 sqft  
Residential on 7.88 Acres

NONE, Rural Rocky View County, Alberta

Welcome to your private retreat! Nestled on a stunning 7.88-acre ravine lot, this beautifully updated 1,684 sq ft bungalow offers the perfect blend of peaceful country living and modern convenience. Surrounded by mature trees and backing onto a picturesque ravine with a serene creek at the bottom, this property is a nature lover's dream. Inside, you'll find an open-concept floor plan with spacious living areas ideal for entertaining or relaxing with family. The home boasts updated windows, exterior siding, and shingles, ensuring peace of mind and improved energy efficiency. The walk-out basement offers endless potential—whether for additional living space, a home office, or a guest suite. Additional features include a double attached garage, ample parking, and panoramic views from both levels of the home. Whether you're enjoying your morning coffee on the deck or exploring the lush grounds, this property offers a lifestyle like no other. Don't miss your chance to own this one-of-a-kind acreage with unbeatable views, privacy, and room to grow.



Built in 1970

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2251187  |
| Price  | \$999,900 |

|                |                                  |
|----------------|----------------------------------|
| Bedrooms       | 5                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,685                            |
| Acres          | 7.88                             |
| Year Built     | 1970                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 23140 Township Road 272 |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T4B 2A3                 |

### Amenities

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

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan                                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                      |
| Cooling           | None                                                                                         |
| Has Basement      | Yes                                                                                          |
| Basement          | Finished, Full, Walk-Out                                                                     |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | None                                                                         |
| Lot Description   | Back Yard, Creek/River/Stream/Pond, Gentle Sloping, Landscaped, Lawn, Sloped |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Wood Frame                                                                   |
| Foundation        | Poured Concrete                                                              |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 24th, 2025 |
| Days on Market | 9                 |
| Zoning         | CRES              |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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