



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

24065 Township Road 280
Rural Rocky View County, Alberta

MLS # A2222853



\$1,999,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	3,110 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Heated Garage, Oversized, RV Access/Parking, Triple Garage		
Lot Size:	149.26 Acres		
Lot Feat:	Landscaped, Many Trees, Pasture, Private, Treed, Views		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Walk-Out To Grade	LLD:	32-27-2-W5
Exterior:	Wood Frame	Zoning:	A-GEN
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Freezer in Garage & Pool Table

This exceptional 149-acre property in Rocky View County, zoned Agricultural General, offers rolling hills, pastureland, stunning mountain views—even from the walkout basement—and a prime location just northwest of Calgary off Symons Valley Road, with easy access to both Calgary & Airdrie. The gently lived-in walkout bungalow features 2,212 sq ft on the main level, 898 sq ft above the garage, & 2,187 sq ft in the fully finished walkout basement with in-floor heating. The main floor includes a spacious family room with a gas fireplace & custom built-ins, a large kitchen with a central island, wall oven, & breakfast nook. Just off the kitchen is a walk-in pantry with sink & laundry + a half bath. A generous formal dining room offers the perfect space for entertaining. There are two bedrooms on the main level, one currently used as an office. The massive primary suite features a walk-in closet with built-ins, dual sinks, a walk-in shower, a soaker tub, & a private toilet area. Above the garage, you'll find an additional 898 sq ft of developed living space complete with a gas fireplace, wet bar, & a large separate flex room—perfect for a games room, home office, or guest retreat. Downstairs, the high ceilings add to the sense of space, with two more bedrooms, a full bath, a large family & recreation area, a storage room, & a versatile flex space ideal for a home office or an additional bedroom. The property includes several outbuildings: a 60x40 heated shop, a 14x10 garden shed, a 26x10 storage shed, & a 22x15 two-story shed, + a triple attached heated garage with 220V power. The land is fenced & cross-fenced, making it ideal for a range of agricultural or equestrian uses. Set among peaceful rolling hills, this property offers breathtaking views in every direction.

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