



GRASSROOTS
REALTY GROUP

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13078 264a Township
Rural Rocky View County, Alberta

MLS # A2260646



\$1,200,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	1,363 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Detached		
Lot Size:	4.00 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees		

Heating:	Forced Air, Propane, Wood, Wood Stove	Water:	Well
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	28-26-1-W5
Exterior:	Composite Siding, Wood Frame	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Dry Bar		

Inclusions: N/A

Experience the best of country living just 5 minutes from town! Tucked away on 4 private, beautifully treed acres, this charming 4-level split is the perfect retreat for those craving space, privacy, and a touch of nature. Step inside and you're welcomed by a bright open-concept kitchen and dining area that flows into the living room, where west-facing windows frame peaceful mountain views. Upstairs you'll find 3 comfortable bedrooms and 2 full bathrooms, including a relaxing primary suite with its own 4-piece ensuite. The lower level offers cozy family living with a wood-burning stove, a 4th bedroom, laundry, and an additional bathroom. Head down one more level to the basement and you'll discover a games room (yes—the pool table stays!), bar area, plus plenty of storage and a cold room for all your extras. Recent updates mean peace of mind: new roof (2023), newer composite siding, newer septic tank (approx. 5 years), hot water tank and some new doors/windows (2025). But the real treasure is outside—whether you're tinkering in the heated garage and shop (with running water!), relaxing by the waterfall pond, or enjoying evenings in the bunkhouse with its own propane stove and power. There's room for animals with a paddock and shelter, plenty of sheds for storage, RV parking, and rows of fruit trees that add both privacy and charm. This isn't just a property—it's a lifestyle. A place where you can breathe, unwind, and enjoy the tranquility of acreage living, all while being just minutes from Airdrie.