



**GRASSROOTS**  
REALTY GROUP

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13003 Township Road 265  
Rural Rocky View County, Alberta

MLS # A2265429



**\$1,575,000**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,064 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Driveway, Garage Door Opener, Garage Faces Front, Insu		
Lot Size:	9.34 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Ma		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
Inclusions:	HOT TUB (AS-IS) Current owner never used it		

\*\*\*Welcome to this breathtaking acreage retreat just minutes from Airdrie, where luxury living meets the tranquility of wide-open country views. Set on an expansive 9.34 acres, this extraordinary property combines timeless elegance, modern updates, and endless space to live, work, and play. Step inside to discover soaring ceilings, striking coffered details, and an abundance of natural light pouring through oversized windows that frame the sweeping backdrop of rolling land. With 4 spacious bedrooms and 3.5 baths, including a spa-inspired 5-piece ensuite, this home is designed to impress. The gourmet kitchen features gleaming quartz countertops, a walk-in pantry, and seamless flow into the dining and living areas, anchored by one of two cozy fireplaces. Entertain in style or unwind in peace on the expansive south-facing balcony, where serene views stretch for miles. The finished walkout basement offers even more space for family and guests, complete with a sunroom, second fireplace, and direct access to the backyard oasis with fire pit. Outside, the property is just as remarkable, boasting a triple attached garage, a detached single garage, and two massive quonsets, ensuring endless storage and workspace options. With a south-facing yard, towering windows, and plenty of room to gather, every detail of this home invites comfort and connection. Perfectly located close to schools and all the amenities of Airdrie, yet tucked away in a private and peaceful setting, this one-of-a-kind property offers the very best of both worlds. A true haven for those seeking space, style, and serenity.