



GRASSROOTS
REALTY GROUP

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284226 Township Road 254
Rural Rocky View County, Alberta

MLS # A2280696



\$2,359,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,143 sq.ft.	Age:	1991 (35 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Gravel Driveway, Oversized, Parking Pad, Paved,		
Lot Size:	5.00 Acres		
Lot Feat:	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Garden, Landscaped, Many		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Granite, Laminate, Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	Electricity Connected
Features:	French Door, Open Floorplan, Pantry, Separate Entrance, Storage, Sump Pump(s)		

Inclusions: Outdoor Black sofa(s) Basement's Fridge

Welcome to a fantastic 5-ACRE opportunity with a residence—experience the charm of countryside living just minutes from Calgary's city limits! This unbeatable location offers a practical blend of space, functionality, long-term value, and the privacy of acreage living—situated just minutes from Stoney Trail, Métis Trail, and the rapidly growing Cornerstone Plaza, with shopping, restaurants, and everyday amenities. A private gated entrance opens onto a fully paved, tree-lined driveway, surrounded by mature evergreens and featuring two newly added apple trees, creating a clean, private, and welcoming approach to the home. The 5-bedroom bungalow boasts a WALKOUT basement, an upgraded kitchen with a sliding patio door for seamless indoor-outdoor living, refreshed bathrooms with spa-like steam showers in the ensuite. The WRAP-AROUND deck is perfect for entertaining friends and family with BBQs or special events while enjoying serene countryside views. An accessible ramp adds functional outdoor living convenience. The property also features a tranquil pond, a productive VEGE-Garden, and a dedicated dirt playground perfect for kids to play safely outdoors. A large BARN/outbuilding currently serves as an oversized garage and workshop—offering ample space for equipment, storage, hobby farming, or future plans. Zoned R-RUR (Rural Residential), this parcel offers flexibility and long-term stability for families, acreage buyers, or investors seeking land in a high-growth corridor. With excellent access to major roadways and city amenities, yet surrounded by open space, privacy, and nature, this spacious acreage combines practical day-to-day living with strong future potential. Don't miss this opportunity to secure 5 acres in one of Rocky View County's most desirable and fastest-growing areas.

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