



**13003 Township Road 265**  
**Rural Rocky View County, Alberta**

**MLS # A2286373**



**\$1,499,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,064 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Driveway, Garage Door Opener, Garage Faces Front, Insu		
<b>Lot Size:</b>	9.34 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Ma		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	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.