

# \$3,400,000 - 20015 Township Road 264, Rural Rocky View County

---

MLS® #A2205043

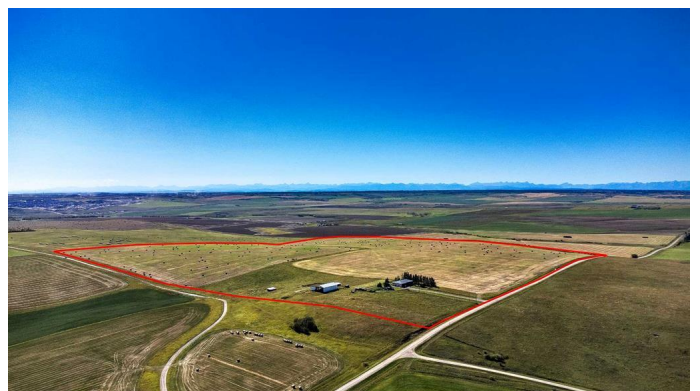
**\$3,400,000**

6 Bedroom, 5.00 Bathroom, 2,308 sqft  
Residential on 160.00 Acres

NONE, Rural Rocky View County, Alberta

Stunning full quarter section (160 acres+/-)  
minutes from Airdrie and approximately 2  
miles of the Calgary City limit!

SPECTACULAR MOUNTIAN VIEWS to the  
WEST, CALGARYS CITY CENTER to the  
SOUTH and PRAIRIE VIEWS to the EAST you  
do not find a more beautiful location. There is  
approximately 130 cultivated acres, 25 acres  
pasture and 5-acre yard site. The solid  
custom bungalow is fully finished and offers  
over 4400 sq. ft. of developed space including  
2 kitchens, and two-family rooms and a  
massive, attached , heated garage. Original  
owner from the 1980 build. Outside you will  
find a massive garden, several sheds and  
buildings one containing a root cellar and then  
there is a large hay shed/barn that leads to  
come corrals. This is a great buy on hold  
property for potential further development.  
Donâ€™t miss out on this one, call today to  
schedule your viewing!



Built in 1980

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2205043    |
| Price      | \$3,400,000 |
| Bedrooms   | 6           |
| Bathrooms  | 5.00        |
| Full Baths | 3           |

|                |                                  |
|----------------|----------------------------------|
| Half Baths     | 2                                |
| Square Footage | 2,308                            |
| Acres          | 160.00                           |
| Year Built     | 1980                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 20015 Township Road 264 |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3P 1A1                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 10                     |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Ceiling Fan(s), Chandelier                                                       |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                     |
| Cooling           | None                                                                                        |
| Fireplace         | Yes                                                                                         |
| # of Fireplaces   | 3                                                                                           |
| Fireplaces        | Mixed                                                                                       |
| Has Basement      | Yes                                                                                         |
| Basement          | Finished, Full                                                                              |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Garden                                 |
| Lot Description   | Other                                  |
| Roof              | Asphalt Shingle                        |
| Construction      | Brick, Stucco, Wood Frame, See Remarks |

Foundation                      Combination

**Additional Information**

Date Listed                      March 21st, 2025  
Days on Market                29  
Zoning                              A-GEN

**Listing Details**

Listing Office                    RE/MAX Rocky View Real Estate

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.