

# \$869,990 - 270046 Township Road 284, Rural Rocky View County

MLS® #A2262073

**\$869,990**

4 Bedroom, 4.00 Bathroom, 1,331 sqft  
Residential on 10.01 Acres

NONE, Rural Rocky View County, Alberta

Quiet Country Living on a 10 Acre Property!  
Horse Enthusiasts, Hobby Farmers,  
Multi-Generational Families pay close attention to this acreage. 1331sqft Country Bungalow, 40'x22' Illegal Suite Outbuilding, 2 Double Detached Garages, 1 Single Garage & 3 Sheds. The Bungalow has a vaulted ceiling over the open flowing kitchen-living-dining room & hardwood floors underfoot. Lots of counter/cupboard space & breakfast bar seating in the kitchen with newer appliances. Sunroom accessed through living room adds additional living space & has sliding doors opening up to the wrap-around deck with expansive prairie views. Mud room off the kitchen is a great transition from the outdoors. Laundry conveniently located on the main floor next to the 2pc bathroom. Primary Bedroom has 4pc en-suite bathroom & walk-in closet. In the basement; 2 bedrooms, rec room, flex room with new vinyl plank flooring, 3pc bathroom with shower. The Illegal Suite Outbuilding has a generous sized bedroom with a walk-in closet, kitchen with appliances, 4 pc bathroom, stacked washer/dryer laundry, living-dining room area. If you desire to live away from the congestion & busyness of the city then this is the property for you. Located 12km west of Beiseker, but not too far from Airdrie(27mins) to be completely isolated from amenities. This acreage is a must see.



Built in 1995

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2262073                         |
| Price          | \$869,990                        |
| Bedrooms       | 4                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 1,331                            |
| Acres          | 10.01                            |
| Year Built     | 1995                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 270046 Township Road 284 |
| Subdivision | NONE                     |
| City        | Rural Rocky View County  |
| County      | Rocky View County        |
| Province    | Alberta                  |
| Postal Code | T0M0G0                   |

## Amenities

|              |                                                                                                                        |
|--------------|------------------------------------------------------------------------------------------------------------------------|
| Parking      | Additional Parking, Double Garage Detached, Heated Garage, Insulated, Aggregate, Electric Gate, Single Garage Detached |
| # of Garages | 5                                                                                                                      |

## Interior

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Walk-In Closet(s)                                                                                                                 |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings, Electric Range, Gas Water Heater, Water Purifier |
| Heating           | Forced Air                                                                                                                                                                          |
| Cooling           | None                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                 |
| Basement          | Finished, Full                                                                                                                                                                      |

**Exterior**

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Other                                                      |
| Lot Description   | Corner Lot, Private, Rectangular Lot, Pasture, See Remarks |
| Roof              | Metal                                                      |
| Construction      | Vinyl Siding, Wood Frame                                   |
| Foundation        | Wood                                                       |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 22                |
| Zoning         | A-Gen             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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.