

\$1,200,000 - 13078 264a Township, Rural Rocky View County

MLS® #A2260646

\$1,200,000

4 Bedroom, 3.00 Bathroom, 1,363 sqft
Residential on 4.00 Acres

NONE, Rural Rocky View County, Alberta

Experience the best of country living just 5 minutes from town! Tucked away on 4 private, beautifully treed acres, this charming 4-level split is the perfect retreat for those craving space, privacy, and a touch of nature. Step inside and youâ€™re welcomed by a bright open-concept kitchen and dining area that flows into the living room, where west-facing windows frame peaceful mountain views. Upstairs youâ€™ll find 3 comfortable bedrooms and 2 full bathrooms, including a relaxing primary suite with its own 4-piece ensuite. The lower level offers cozy family living with a wood-burning stove, a 4th bedroom, laundry, and an additional bathroom. Head down one more level to the basement and youâ€™ll discover a games room (yesâ€”the pool table stays!), bar area, plus plenty of storage and a cold room for all your extras. Recent updates mean peace of mind: new roof (2023), newer composite siding, newer septic tank (approx. 5 years), hot water tank and some new doors/windows (2025). But the real treasure is outsideâ€”whether youâ€™re tinkering in the heated garage and shop (with running water!), relaxing by the waterfall pond, or enjoying evenings in the bunkhouse with its own propane stove and power. Thereâ€™s room for animals with a paddock and shelter, plenty of sheds for storage, RV parking, and rows of fruit trees that add both privacy and charm. This isnâ€™t



just a propertyâ€™itâ€™s a lifestyle. A place where you can breathe, unwind, and enjoy the tranquility of acreage living, all while being just minutes from Airdrie.

Built in 1973

Essential Information

MLS® #	A2260646
Price	\$1,200,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,363
Acres	4.00
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	4 Level Split, Acreage with Residence
Status	Active

Community Information

Address	13078 264a Township
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4B 5B5

Amenities

Parking	Triple Garage Detached
# of Garages	3

Interior

Interior Features	Ceiling Fan(s), Double Vanity, Dry Bar
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Propane, Wood, Wood Stove
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, Private, Views, Waterfall
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	18
Zoning	R-RUR

Listing Details

Listing Office	CIR 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.