

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

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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 | 7                 |
| Zoning         | R-RUR             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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