

# \$899,900 - 31127 Township Road 274 Road, Rural Rocky View County

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MLS® #A2227108

**\$899,900**

4 Bedroom, 3.00 Bathroom, 1,137 sqft  
Residential on 2.00 Acres

NONE, Rural Rocky View County, Alberta

**\*\* OPEN HOUSE, Saturday June 14th, 1:45PM-4PM \*\*** Welcome to your idyllic haven, perfectly nestled between the thriving communities of Cochrane, Airdrie and Calgary! This delightful property offers the rare combination of peaceful rural living with convenient access to urban amenities.

Situated on 2 serene acres just off Lochend Road, this property is a dream come true for those seeking tranquility and space. This fully finished bungalow features 4 spacious bedrooms—2 on the main level and 2 on the lower level. Ideal for families or those who love hosting guests. Enjoy the privacy of a primary bedroom with a cozy 2-piece ensuite. With a 3-piece bathroom on the main and a 4 piece downstairs, comfort and convenience are at your fingertips. Relish in the great outdoors with a large deck perfect for summer barbecues, a beautifully designed fire pit area for evenings under the stars, and a fully fenced yard adorned with mature trees for added privacy and beauty. The heated double detached garage provides plenty of space for vehicles and storage needs. This property includes a small paddock with a small barn. This charming country retreat offers everything you need to create cherished memories and an unparalleled lifestyle. Don't miss your chance to own this slice of paradise—schedule your private tour today and experience the magic of country living!



Built in 1988

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2227108                         |
| Price          | \$899,900                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,137                            |
| Acres          | 2.00                             |
| Year Built     | 1988                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |
| Status         | Active                           |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 31127 Township Road 274 Road |
| Subdivision | NONE                         |
| City        | Rural Rocky View County      |
| County      | Rocky View County            |
| Province    | Alberta                      |
| Postal Code | T4C 2Z8                      |

## Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 2                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Central Vacuum, Vinyl Windows   |
| Appliances        | Dishwasher, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas, Wood Stove   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Wood Burning  |
| Has Basement      | Yes   |

Basement                      Finished, Full

**Exterior**

Exterior Features      BBQ gas line, Fire Pit, Private Entrance, Private Yard  
Lot Description        Back Yard, Front Yard, Landscaped, Lawn, Many Trees  
Roof                      Asphalt Shingle  
Construction          Composite Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              June 12th, 2025  
Days on Market        2  
Zoning                    A-GEN

**Listing Details**

Listing Office            CIR Realty

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