

\$1,295,000 - 281141 Township Road 274, Rural Rocky View County

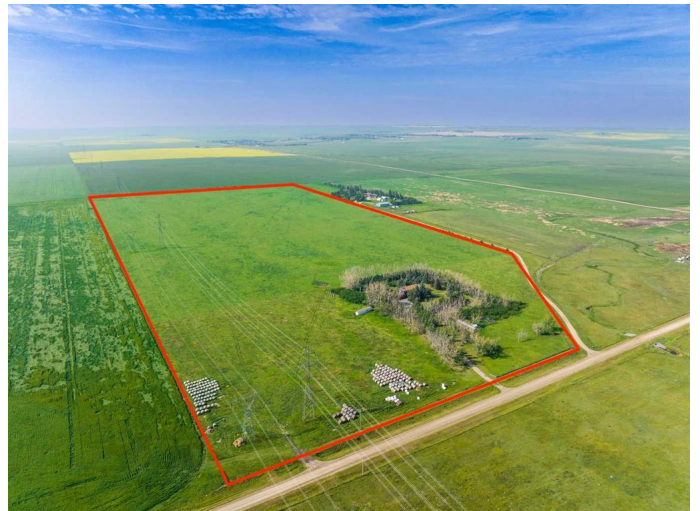
MLS® #A2232770

\$1,295,000

5 Bedroom, 4.00 Bathroom, 3,005 sqft
Agri-Business on 69.93 Acres

NONE, Rural Rocky View County, Alberta

RARE OPPORTUNITY to own 69.93 ACRES of PRIME AGRICULTURAL LAND with a CHARMING 3,988 SQ FT of DEVELOPED SPACE, just MINS from AIRDRIE and CALGARY! This FENCED and PRIVATE A-GEN ZONED PARCEL offers the perfect blend of RESIDENTIAL COMFORT, AGRICULTURAL POTENTIAL, and INCOME-GENERATING OPPORTUNITY. Whether you're a hobby farmer, investor, or someone craving wide-open spaces, this property delivers. Enjoy ANNUAL INCOME from a Power Line Easement (approx \$8,000/year) \$\$\$ PLUS added REVENUE from Leasing the land for Grazing or Crop Cultivation \$\$\$ The land is currently leased for grazing but has previously been used for crop production, offering FLEXIBLE INCOME POTENTIAL! The home BOASTS 3,988 SQ FT of Total Developed Living Space, w/ 5 BEDS, 4 BATHS, multiple FLEX SPACES, and an INCREDIBLE ROOFTOP PATIO with EXPANSIVE COUNTRY VIEWS - with plenty of room to add your own personal touch. INSIDE THE HOME, youâ€™ll find plenty of CHARM and FUNCTIONALITY. Just off the front foyer is a dedicated HOME OFFICE complete with built-in shelving-ideal for todayâ€™s work-from-home lifestyle. The LIVING ROOM is designed for entertaining, showcasing a 360-degree fireplace that also warms the expansive DINING ROOM, large



enough to host the entire family for holiday gatherings. From here, step directly onto the COVERED DECK. The SPACIOUS KITCHEN has AMPLE amounts of Cabinet space featuring both a central island and peninsula, plus a MASSIVE WALK-IN PANTRY. Completing the main level is a well-designed mudroom with dual closets and a 3-piece bathroom for added convenience. The UPPER LEVEL is your private retreat, a spacious PRIMARY BEDROOM w/ a walk-in closet, 3-piece ensuite, and direct access to a sunroom that opens onto the impressive 31' x 26' ROOFTOP PATIO-a perfect setting for morning coffee or relaxing summer evenings. Three additional generously sized bedrooms, a 5-piece main bathroom, a separate laundry room complete the upper floor. All upper-level windows have been recently replaced, enhancing energy efficiency and comfort. Best of all, the home is asbestos-free, offering peace of mind and long-term safety. The FULLY DEVELOPED BASEMENT includes a HUGE FAMILY ROOM, 5th bedroom w/ walk-in closet, 3-piece bathroom, flex area, and an extra-large utility/laundry room. There's even a cooling cellar for storage. OUTSIDE, enjoy a 29' x 23' OVERSIZED ATTACHED GARAGE, plus a 13'5" x 9'6" shed and a 54'2" x 8'8" workspace w/a stall, offering ample space for animals, equipment, or hobby use. To the right of the home, you'll find a fenced pheasant pen w/ a small roofed structure that served as a roosting house-ideal for birds and easily repurposed for chickens or small livestock with a few repairs. Located just 10 mins east of Airdrie and 20 mins from Calgary, this is a dream location for those who want the peace of country living without giving up proximity to the city. OPTIONS GALORE: Farm it. Rent it. Live in it. Or explore redevelopment potential with Rocky View County approval. BOOK

NOW!!

Built in 1979

Essential Information

MLS® #	A2232770
Price	\$1,295,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,005
Acres	69.93
Year Built	1979
Type	Agri-Business
Sub-Type	Agriculture
Style	2 Storey
Status	Active

Community Information

Address	281141 Township Road 274
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4A 2S3

Amenities

Utilities	Cable Connected, Natural Gas Connected, Phone Connected
Parking	Double Garage Attached, Gravel Driveway
# of Garages	2

Interior

Appliances	Dishwasher, Dryer, Electric Oven, Freezer, Garage Control(s), Microwave, Refrigerator, Washer
Heating	Baseboard
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Farm, Many Trees, No Neighbours Behind, Pasture
Roof	Asphalt Shingle, Clay Tile
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2025
Days on Market	5
Zoning	A-GEN

Listing Details

Listing Office	RE/MAX House of Real Estate
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