

# \$1,225,000 - 12153 Township Road 284, Rural Rocky View County

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MLS® #A2240381

**\$1,225,000**

5 Bedroom, 2.00 Bathroom, 1,483 sqft  
Residential on 20.00 Acres

NONE, Rural Rocky View County, Alberta

OPEN HOUSE SUNDAY JULY 20 FROM 12-3! AMAZING OPPORTUNITY beautifully situated an easy half mile out of Crossfield. Just minutes to Airdrie and 20 minutes to Calgary International Airport, this is a commuter's dream! This beautifully treed property is situated on 20 acres and the opportunities are endless. The home is a recently updated 1,450 +/- bungalow that offers three bedrooms above grade and two below in the illegal suite. Upon entering you are greeted by a mudroom with laundry hookup for the main floor and a sink. The kitchen has new counter tops and lots of newly painted cabinets! A large eating area finishes the space with a door leading to the rear deck that is surrounded by trees for added privacy. Around the corner you will find an oversized living room that is highlighted by a big window for natural light. Down the hall you will find a 4 pce updated washroom and 3 bedrooms - one of which is the primary. The lower level is developed into a 2-bedroom illegal suite with a full kitchen and separate laundry. The larger of the tow lower level bedrooms bedrooms could be used as an additional family room, or a larger primary for the suite as it does have a closet. Outside there is an oversized detached garage with a single carport bay between the garage and house. The property is fenced and cross fenced. The 30x50 mechanics shop is heated and dry walled with



a hoist, paint booth, and tool shed. There is an underground root cellar to hold your vegetables year-round, an auto-water to the west of the yard, and a meat cooler that could be up and running with a little electrical work. Gorgeous trees surround the yard including apple trees ! This property really must be seen to be appreciated! Do not miss out on this opportunity, call today to book your appointment or stop by the OPEN HOUSE.

Built in 1975

### **Essential Information**

MLS® #	A2240381
Price	\$1,225,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,483
Acres	20.00
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	12153 Township Road 284
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T0M0S0

### **Amenities**

Parking	Carport, Double Garage Attached
# of Garages	3

### **Interior**

Interior Features	Laminate Counters, See Remarks
Appliances	Electric Stove, Gas Stove, Microwave Hood Fan, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Dock
Lot Description	Lawn, Level, Many Trees, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 16th, 2025
Zoning	TBD

## Listing Details

Listing Office	RE/MAX Rocky View Real Estate
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