

\$1,499,000 - 280060 Township Road 254, Rural Rocky View County

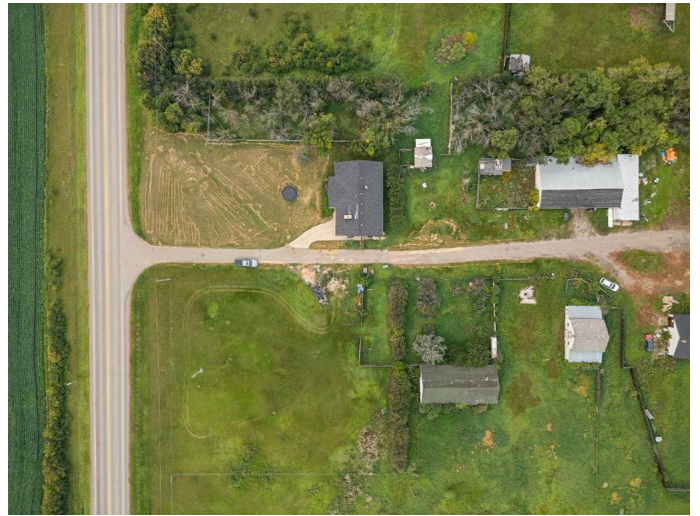
MLS® #A2250179

\$1,499,000

4 Bedroom, 3.00 Bathroom, 1,575 sqft
Residential on 13.00 Acres

NONE, Rural Rocky View County, Alberta

Located just minutes East of Calgary, close to Delacour Golf Course. This property has convenient direct access off the highway. Making it highly visible and ideal for future commercial or other redevelopment purposes (subject to approval and permitting by the city/ municipality). This massive parcel of land offers 13 acres has one primary residence, and several outbuildings. The primary residence consists of a 1575 sq ft bungalow with a newer roof and a fully suited basement. Offering 3 bedrooms up with 1.5 baths, a shared laundry space, and a 1 bedroom suite in the basement with its own kitchen area, two large rec rooms, a 3 pc bath and cold storage room. This is currently being rented along with two additional out-buildings. A 99' x 31' shop being rented to a car enthusiast, along with another workshop totaling 800 sq ft being rented as a storage area. There are currently 3 active tenants creating passive income. Please see private remarks for details and terms of lease agreements. This is a great hold property or ideal for someone with a vision. Due to the location and parcel of land it could be used for future residential development, storage facilities (RVs, boats, equipment), animal boarding, farming, event spaces, farmers market, shops etc. (subject to approval and permitting by the city/ municipality). Interior photos of primary residence available upon



request.

Built in 1977

Essential Information

MLS® #	A2250179
Price	\$1,499,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,575
Acres	13.00
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

Community Information

Address	280060 Township Road 254
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T0M 0T0

Amenities

Parking	Carport
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Interior

Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Other
Lot Description	Level
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 8th, 2025
Days on Market	2
Zoning	A-GEN

Listing Details

Listing Office	CIR Realty
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