

# \$1,049,000 - 23140 Township Road 272, Rural Rocky View County

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MLS® #A2234076

**\$1,049,000**

5 Bedroom, 2.00 Bathroom, 1,685 sqft  
Residential on 7.88 Acres

NONE, Rural Rocky View County, Alberta

Welcome to your private retreat! Nestled on a stunning 7.88-acre ravine lot, this beautifully updated 1,684 sq ft bungalow offers the perfect blend of peaceful country living and modern convenience. Surrounded by mature trees and backing onto a picturesque ravine with a serene creek at the bottom, this property is a nature lover's dream.

Inside, you'll find an open-concept floor plan with spacious living areas ideal for entertaining or relaxing with family. The home boasts updated windows, exterior siding, and shingles, ensuring peace of mind and improved energy efficiency. The walk-out basement offers endless potential—whether for additional living space, a home office, or a guest suite.

Additional features include a double attached garage, ample parking, and panoramic views from both levels of the home. Whether you're enjoying your morning coffee on the deck or exploring the lush grounds, this property offers a lifestyle like no other.

Don't miss your chance to own this one-of-a-kind acreage with unbeatable views, privacy, and room to grow.

Built in 1970



## Essential Information

MLS® #	A2234076
Price	\$1,049,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,685
Acres	7.88
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	23140 Township Road 272
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4B 2A3

## Amenities

Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	None
Lot Description	Creek/River/Stream/Pond, Landscaped, Lawn, Many Trees, No Neighbours Behind, Rolling Slope, Treed, Views, Brush, Native Plants

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 24th, 2025
Days on Market	22
Zoning	cres

**Listing Details**

Listing Office	Century 21 Masters
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