

\$1,700,000 - 13003 Township Road 265, Rural Rocky View County

MLS® #A2253460

\$1,700,000

4 Bedroom, 4.00 Bathroom, 2,064 sqft
Residential on 9.34 Acres

NONE, Rural Rocky View County, Alberta

*****OPEN HOUSE SATURDAY SEPT 6TH.**

12-3 PM *Welcome to this breathtaking acreage retreat just minutes from Airdrie, where luxury living meets the tranquility of wide-open country views. Set on an expansive 9.34 acres, this extraordinary property combines timeless elegance, modern updates, and endless space to live, work, and play.**

Step inside to discover soaring ceilings, striking coffered details, and an abundance of natural light pouring through oversized windows that frame the sweeping backdrop of rolling land. With 4 spacious bedrooms and 3.5 baths, including a spa-inspired 5-piece ensuite, this home is designed to impress. The gourmet kitchen features gleaming quartz countertops, a walk-in pantry, and seamless flow into the dining and living areas, anchored by one of two cozy fireplaces.

Entertain in style or unwind in peace on the expansive south-facing balcony, where serene views stretch for miles. The finished walkout basement offers even more space for family and guests, complete with a sunroom, second fireplace, and direct access to the backyard oasis with fire pit.

Outside, the property is just as remarkable, boasting a triple attached garage, a detached single garage, and two massive quonsets,



ensuring endless storage and workspace options. With a south-facing yard, towering windows, and plenty of room to gather, every detail of this home invites comfort and connection.

Perfectly located close to schools and all the amenities of Airdrie, yet tucked away in a private and peaceful setting, this one-of-a-kind property offers the very best of both worlds. A true haven for those seeking space, style, and serenity.

Built in 2002

Essential Information

MLS® #	A2253460
Price	\$1,700,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,064
Acres	9.34
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	13003 Township Road 265
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4B2Z8

Amenities

Parking Spaces	10
----------------	----

Parking	Additional Parking, Driveway, Garage Door Opener, Garage Faces Front, Insulated, Parking Pad, RV Access/Parking, Single Garage Detached, Triple Garage Attached
---------	---

# of Garages	4
--------------	---

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)
-------------------	--

Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
------------	---

Heating	Fireplace(s), Forced Air, Natural Gas
---------	---------------------------------------

Cooling	Central Air
---------	-------------

Fireplace	Yes
-----------	-----

# of Fireplaces	2
-----------------	---

Fireplaces	Gas, Living Room, Mantle, Recreation Room, Stone
------------	--

Has Basement	Yes
--------------	-----

Basement	Finished, Full, Walk-Out
----------	--------------------------

Exterior

Exterior Features	Balcony, Fire Pit
-------------------	-------------------

Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Open Lot, Views
-----------------	---

Roof	Asphalt Shingle
------	-----------------

Construction	Stone, Vinyl Siding, Wood Frame
--------------	---------------------------------

Foundation	Poured Concrete
------------	-----------------

Additional Information

Date Listed	September 2nd, 2025
-------------	---------------------

Days on Market	2
----------------	---

Zoning	R-3
--------	-----

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.