

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

MLS® #A2240381

**\$1,225,000**

5 Bedroom, 2.00 Bathroom, 1,483 sqft  
Residential on 20.02 Acres

NONE, Rural Rocky View County, Alberta

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 two lower level 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. Property taxes listed are subject to change as the subdivision has just been created.

Built in 1975

### **Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2240381                         |
| Price          | \$1,225,000                      |
| Bedrooms       | 5                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,483                            |
| Acres          | 20.02                            |
| 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      | Double Garage Attached, Carport |
| # 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 |
| Days on Market | 32              |
| Zoning         | TBD             |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX Rocky View Real Estate |
|----------------|-------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.