

# \$458,400 - 274008 Township Road 224, Rural Rocky View County

MLS® #A2215851

**\$458,400**

2 Bedroom, 1.00 Bathroom, 1,285 sqft  
Residential on 26.35 Acres

NONE, Rural Rocky View County, Alberta

\*\*\*This property is being sold by UNRESERVED ONLINE AUCTION through PREMIER AUCTIONS. Bidding starts on MAY 20th, 2025 and ends on MAY 27th, 2025. Property is SOLD to the HIGHEST BIDDER. No offers will be accepted before. Buyer's due diligence must be done prior to auction day. All bidders must register with Premier Auctions.\*\*\*

Viewing Days: Monday, May 26, 2025 - 10am to 5pm \*Please note that if this viewing day do not work for you, we are welcoming viewing by appointment as well.

Directions: From intersection of HWY 22X and RGE RD 274, go South 1 mile. Turn West on TWP RD 224, property entrance is the first driveway on North side of road. Gate sign: 274008 TWP RD 224, Rocky View County.

This one-of-a-kind 26.35 acre property is only 9 minutes from the City of Calgary and just 1 mile North of the beautiful 27-hole Serenity Golf Course. Rge Rd 274 is fully paved, bordering the property on the entire East side. Sporting nearly 3000 trees, this former tree farm is an ideal place to come in a build your dream home in a fully established yard site OR it provides the unique opportunity for future development and a lucrative investment opportunity. The property boasts (2) ponds and a WID irrigation canal that runs the west



border of the property. The home on the property is 1285 sq ft with 2 bedrooms, 1 bathroom and a single attached garage. There is a double detached garage and a Quonset. There is a well, septic and power, the furnace is currently run on propane. In the winter of 2024/25, the propane bottle ran out, causing the furnace to shut off and now there are burst pipes in the plumbing. The furnace and hot water heater are not currently working and water damage to the floor was sustained. Selling with the home is the stove, dishwasher, washer, dryer, and window coverings. There is an equipment auction happening on the property on May 28th, 2025 and all unattached goods will be removed by June 4th, 2025. The propane tank, trailer, seacans and all outbuildings on skids will be sold in the equipment auction and are not included with the property. With TLC, the property as it sits can be your country oasis yet with amenities such as pavement to the property and proximity to Calgary, this property could become a once-in-a-lifetime real estate investment with incredible returns.

Built in 1973

### **Essential Information**

MLS® #	A2215851
Price	\$458,400
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,285
Acres	26.35
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	274008 Township Road 224
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T1X 0H8

## Amenities

Parking Spaces	4
Parking	Double Garage Detached, Single Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Laminate Counters
Appliances	Dishwasher, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Propane, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Free Standing, Wood Burning Stove
Has Basement	Yes
Basement	Crawl Space, See Remarks

## Exterior

Exterior Features	Private Yard
Lot Description	Many Trees, Private
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 29th, 2025
Days on Market	2
Zoning	A-GEN

## Listing Details

Listing Office	RE/MAX Key
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