

\$3,900,000 - 44110 Township Road 242, Rural Rocky View County

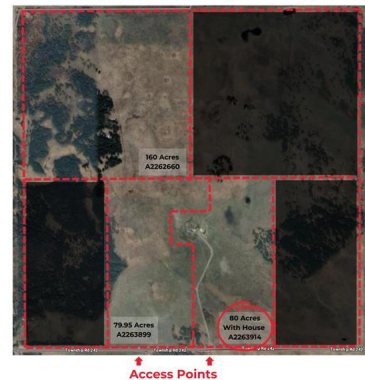
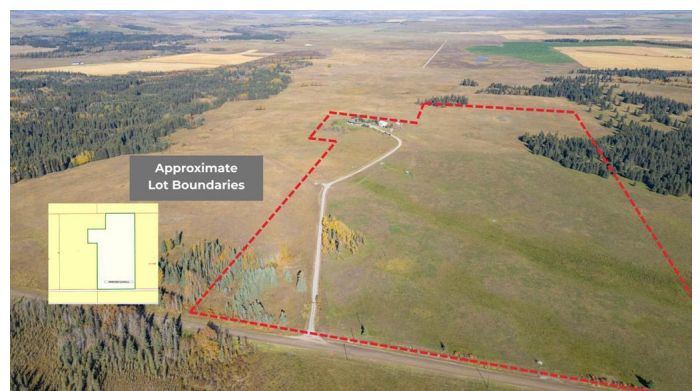
MLS® #A2263914

\$3,900,000

3 Bedroom, 3.00 Bathroom, 3,389 sqft
Residential on 80.00 Acres

NONE, Rural Rocky View County, Alberta

Welcome to 44110 Township Road 242, a one-of-a-kind country estate set on 80 private acres of rolling Alberta prairie, only 15 minutes from Calgary. Blending timeless craftsmanship with breathtaking views, this custom-built 3,388 sq ft bungalow is a true rural retreat. Inside, you'll find vaulted timber-beamed ceilings, expansive windows framing panoramic mountain and valley views, and a massive river rock fireplace that anchors the open-concept living and dining area. The natural slate floors, solid wood doors, and detailed millwork throughout highlight the home's enduring quality. The kitchen is both elegant and functional, featuring custom cabinetry, granite counters, a large central island with seating, double wall ovens, a large full height fridge, large full height freezer, gas cooktop, and a stunning handcrafted copper range hood. The primary suite offers a serene escape with treed views and a spa-like ensuite complete with a deep soaker tub overlooking the countryside. Two additional bedrooms, a full bath, and a 2 piece washroom complete the main living quarters. Additional highlights include in-floor heating, a large mudroom, and an oversized attached double garage. Step outside to enjoy the expansive stone patio and firepit area surrounded by mature trees, perfect for evenings under Alberta's wide-open skies. Wrapping around the South and West sides of the home is a concrete pad,



perfect to take in the expansive mountain views, and your dogs can enjoy it as well with the dog run off the back side of the garage. The property also features a 40' x 46' heated shop, offering plenty of workspace and storage. Above the shop is a bonus room with a kitchen, living room, and washroom. With 80 acres of usable land, this property offers endless opportunities, whether you're looking for recreation, equestrian pursuits, a small-scale agricultural setup, or simply wide-open privacy within easy reach of city amenities. A rare and remarkable acreage where craftsmanship meets nature, welcome home to 44110 Township Road 242! The seller also has adjoining 79.95 acres for sale MLS A2263899 and adjoining 160 acres MLS A2262660

Built in 2012

Essential Information

MLS® #	A2263914
Price	\$3,900,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,389
Acres	80.00
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	44110 Township Road 242
Subdivision	NONE
City	Rural Rocky View County

County	Rocky View County
Province	Alberta
Postal Code	T3Z0B8

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Beamed Ceilings, Built-in Features, High Ceilings, Kitchen Island
Appliances	Built-In Oven, Dishwasher, Freezer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Great Room, Stone
Basement	None

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Few Trees, Landscaped, Pasture, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2025
Days on Market	19
Zoning	A-GEN

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.