



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**292160 TOWNSHIP ROAD 262A , Rural Rocky View County T4A 0N2**

MLS®#: **A2165247**

Area: **NONE**

Listing Date: **09/12/24**

List Price: **\$1,424,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Rocky View County**

Year Built: **2003**  
Lot Information  
Lot Sz Ar: **87,120 sqft**  
Lot Shape:

Access:  
Lot Feat:  
Park Feat:

Finished Floor Area  
Abv Sqft: **2,819**  
Low Sqft:  
Ttl Sqft: **2,819**

**Back Yard,Front Yard,Lawn,Garden,Landscaped,Many Trees,Meadow  
Additional Parking,Asphalt,Double Garage Attached,Driveway,Garage Door Opener,Garage Faces  
Front,Insulated,Oversized,Paved,Single Garage Attached**

DOM

**7**  
Layout  
Beds: **6 (5 1 )**  
Baths: **4.0 (3 2)**  
Style: **2 Storey,Acreage  
with Residence**

Parking

Ttl Park: **8**  
Garage Sz: **3**

Roof: **Asphalt Shingle**  
Heating: **Central,Fireplace(s),Forced Air,Natural Gas**  
Sewer: **Holding Tank**  
Ext Feat: **Barbecue,Garden,Gas Grill,Outdoor Grill,Outdoor  
Kitchen,Private Yard,Storage**

Construction: **Stucco**  
Flooring: **Hardwood,Linoleum,Tile,Vinyl**  
Water Source: **Well**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Range,Dishwasher,Electric Oven,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Granite Counters,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed  
Lighting,Separate Entrance,Track Lighting,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`10" x 13`0"
Pantry	Main	9`7" x 5`5"
Bedroom	Main	10`1" x 9`1"
Foyer	Main	9`11" x 7`9"
Office	Main	11`11" x 9`7"
2pc Bathroom	Main	2`7" x 7`2"
Library	Upper	9`11" x 8`2"

Room	Level	Dimensions
Kitchen	Main	16`4" x 14`3"
Dining Room	Main	11`5" x 10`3"
2pc Bathroom	Main	5`11" x 4`11"
Den	Main	11`10" x 10`8"
Mud Room	Main	8`9" x 7`6"
Bedroom - Primary	Upper	20`11" x 13`0"
4pc Ensuite bath	Upper	12`2" x 11`6"

**Bedroom** Upper 10`11" x 9`8"  
**Bedroom** Upper 10`6" x 9`9"  
**4pc Bathroom** Upper 7`10" x 4`11"  
**Living Room** Basement 18`6" x 13`7"  
**Flex Space** Basement 14`6" x 8`8"  
**Den** Basement 13`1" x 10`5"  
**4pc Bathroom** Basement 10`0" x 4`11"

**Bedroom** Upper 10`8" x 9`8"  
**Laundry** Upper 7`4" x 5`3"  
**Kitchen With Eating Area** Basement 18`5" x 9`3"  
**Bedroom** Basement 12`10" x 11`2"  
**Storage** Basement 11`6" x 8`11"  
**Mud Room** Basement 5`8" x 3`10"  
**Furnace/Utility Room** Basement 12`7" x 10`5"

**Bedroom** Upper 10`8" x 9`8"  
**Laundry** Upper 7`4" x 5`3"  
**Kitchen With Eating Area** Basement 18`5" x 9`3"  
**Bedroom** Basement 12`10" x 11`2"  
**Storage** Basement 11`6" x 8`11"  
**Mud Room** Basement 5`8" x 3`10"  
**Furnace/Utility Room** Basement 12`7" x 10`5"

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **A-GEN**  
 Legal Desc: **0212672**

Remarks

Pub Rmks: **This expansive 2820 sq ft, 2-story home sits on a peaceful 2-acre property near Balzac, Alberta, offering the perfect blend of space and functionality for large or multigenerational families with over 4300 sqft of developed living space, boasting 6 bedrooms, including a 1-bedroom basement suite (ILLEGAL) with its own walkup entrance. The main floor features a fully equipped chef's kitchen with black granite, gas cook top, built in oven, corner pantry and large central island - perfect for family meals and entertaining, and open to the main living/dining space. Multiple flex rooms offer the adaptability to create dedicated play areas, home offices, or formal living and dining spaces, catering to your family's evolving needs. Or step out to the massive multi-level deck, complete with outdoor kitchen, overlooking the manicured and tree-sheltered lawn. A spacious bedroom and 2pc bath complete the main floor. Upstairs, the family retreat starts with the expansive primary suite, featuring a private study for quiet work or relaxation, spa-like ensuite with a jetted tub, walk in shower, and a large walk-in closet, not to mention the enlarged sleeping area. Stepping down the hardwood hall, you'll find 3 more large bedrooms, the 4pc main bath, as well as the spacious laundry with its own utility sink. Step outside and create lasting memories on the large multi-level deck complete with a built-in outdoor kitchen, perfect for summer barbecues. Relax on the walkout patio with a soothing water feature, or optimise the fully serviced concrete pad that awaits your hot tub or spa. Downstairs, the freshly developed basement (illegal) suite offers comfortable luxury vinyl flooring, a full kitchen with modern stainless appliances, cozy central fireplace and large bedroom suite, along with it's own 4pc main bath. There's also a spacious dressing room, and generous flex space for your home office or a 2nd living area. Attached double and single garages provide ample parking space and storage. The double garage accesses the main floor mudroom to the pantry and kitchen for convenience. The single garage opens directly to the basement walkup for the convenience of the illegal suite. Enjoy the peacefulness of mature trees lining the property while remaining close to amenities. Cross Iron Mills, New Horizon shopping, and Airdrie are just minutes away, and downtown Calgary is merely 30 minutes away. This is your chance to own a spacious estate home, perfect for large and multigenerational families in a peaceful and private setting. Schedule your private showing today!**  
 Inclusions: **Built in BBQ, Sheds (2), Shelves in the single garage, Swing set, Trampoline, (2) Refrigerators**  
 Property Listed By: **Greater Property Group**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











