



THE
A-TEAM

**RE/MAX
FIRST**

292148 TOWNSHIP ROAD 262A , Rural Rocky View County T4A 0N2

MLS® #: **A2197308**

Area: **NONE**

Listing Date: **02/27/25**

List Price: **\$3,000,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Residential Land

City/Town:

Rural Rocky View

Finished Floor Area

DOM

0

Layout

Beds: **0**

Baths: **0.0 (0 0)**

Style:

Year Built:

0

Abv Sqft: **0**

Low Sqft:

Ttl Sqft:

Lot Information

Lot Sz Ar:

708,285 sqft

Lot Shape:

Parking

Ttl Park: **0**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Many Trees, Near Shopping Center

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Construction:

Flooring:

Water Source:

Co-operative

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

8911540

Zoning:

R-RUR

Remarks

Pub Rmks:

Situated near Balzac, just minutes from Cross Iron and Costco, this exceptional 16.26-acre residentially zoned property offers a rare opportunity to own a versatile

and well-equipped acreage. Perfect for rural enthusiasts, hobby farmers, or those seeking a private country retreat, this stunning property is designed for both comfort and functionality. If you are an investor or developer, there are multiple additional water co-operative lines running into the property which may enable you to sub-divide. The oversized, heated double detached garage provides ample parking and storage. Located just minutes from Balzac, with easy access to Calgary and Airdrie, this property offers the perfect balance of rural tranquility and urban convenience. Outside, the property is fully equipped for animals or recreational use, featuring a large quonset, multiple outbuildings, an animal shelter, fencing and cross-fencing, paddocks, mature trees and shrubs, and strategically placed hydrants. The fully finished bungalow boasts over 2,700 square feet of developed space, featuring extensive updates throughout. The spacious kitchen is a chef's dream, with granite countertops, a massive island, ample counter space, stainless steel appliances, a gas range, and dual ovens. Hardwood floors flow throughout the main level, adding warmth and character. On the main you'll find three well-appointed bedrooms and 1.5 bathrooms, while the lower level offers two additional bedrooms, a 3-piece bathroom, and a large family room with a walk-up separate entrance—perfect for multi-generational living or added privacy. Don't miss this incredible opportunity!

Inclusions:
Property Listed By:

built in Oven, Dishwasher, Dryer, Gas cooktop, Microwave Range Hood, Refridgerator, Washer
eXp Realty

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







