



THE
A-TEAM

**RE/MAX
FIRST**

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

MLS® #: **A2197418**

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: **Residential Detached**
Sub Type: **Rural Rocky View County**
City/Town: **Rocky View County**
Year Built: **1972**
Lot Information
Lot Sz Ar: **708,285 sqft**
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: **1,376**
Low Sqft:
Ttl Sqft: **1,376**

**Front Yard,Irregular Lot,Lawn,Pasture,Treed
Additional Parking,Double Garage Detached,Driveway,Garage Door Opener,Garage Faces Front,Gravel
Driveway,Heated Garage,Oversized,Parking Pad**

DOM

37
Layout
Beds: **5 (3 2)**
Baths: **2.5 (2 1)**
Style: **Acreage with
Residence,Bungalow**

Parking

Ttl Park: **10**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer: **Septic Field,Septic Tank**
Ext Feat: **Private Yard,Storage**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood,Linoleum**
Water Source:
Co-operative
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Built-in Features,Granite Counters,Kitchen Island,Separate Entrance,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	51`11" x 48`11"
Dining Room	Main	39`1" x 27`4"
Family Room	Basement	54`5" x 46`9"
Foyer	Main	22`5" x 15`0"

Room	Level	Dimensions
Kitchen	Main	65`7" x 65`4"
Laundry	Basement	27`8" x 26`3"
Furnace/Utility Room	Basement	47`10" x 30`4"
Flex Space	Basement	58`0" x 31`9"

Bedroom - Primary
Bedroom
Bedroom
4pc Bathroom

Main
Main
Basement
Main

45`8" x 34`2"
35`10" x 29`3"
49`3" x 47`0"

Bedroom
Bedroom
2pc Bathroom
3pc Bathroom

Main
Basement
Main
Basement

35`6" x 29`3"
50`10" x 29`6"

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 as there are multiple additional water co-operative lines running into the property 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. 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 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. Don't miss this incredible opportunity!**

Inclusions:
Property Listed By:

n/a
eXp Realty

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













