

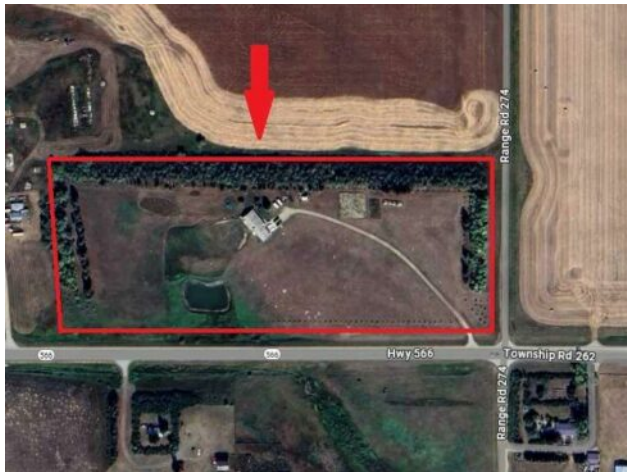


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**274006 566 Highway**  
**Rural Rocky View County, Alberta**

**MLS # A2234413**



**\$1,050,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,085 sq.ft.	<b>Age:</b>	1961 (64 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	15.32 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Tile

**Roof:** Cedar Shake

**Basement:** Finished, Full

**Exterior:** Brick, Wood Frame

**Foundation:** Poured Concrete

**Features:** Natural Woodwork

**Water:** Well

**Sewer:** Septic Field, Septic Tank

**Condo Fee:** -

**LLD:** 17-26-27-W4

**Zoning:** A-Gen

**Utilities:** Electricity, Natural Gas

**Inclusions:** 1 Bed, Buffet & Hutch, All Wooden Cabinets uninstalled( in basement), Pool Table. Craftsman Lawnmower, Shed

15.32 Acres with Bungalow, Business Potential, and Highway Frontage &mdash; Just East of Balzac. This exceptional 15.32-acre property offers wide open country views, incredible development potential, and unbeatable access from paved Highway 566&mdash;just 13 minutes from Balzac and QEII, and 2 minutes from Kathryn. Situated on the corner of Highway 566 and Range Road 274, the land features a large flat area perfect for additional buildings, truck and equipment storage, or the future site of a shop. With fencing, an entrance gate and a long private driveway. This acreage is ideal for business owners, truck operators, or families seeking room to live, work, and play. The classic brick bungalow, originally built in 1961 and expanded in 2000, offers over 2,000 square feet of main floor living plus 1,450 square feet of basement development. The home has four spacious bedrooms along with multiple living areas, a bright kitchen with charming original details like coved ceilings and wood-burning fireplace upstairs. The main floor includes a functional entrance-level laundry room with a utility sink, and all rooms throughout the home are generously sized. A powerful 10,000-watt wired standby generator for backup power. , a thick shelter belt of mature trees borders the north, east, and west sides of the property, creating natural privacy and wind protection. You'll also find apple, fruit, and decorative trees, along with sweeping lawns ideal for outdoor enjoyment and entertaining. A spring-fed dugout pond adds both beauty and functionality, with enough depth to potentially support fish. The expansive open area behind the home offers excellent turnaround space for large gravel trucks, super B&rsquo;s, or heavy construction equipment, and the highway exposure makes this property a prime choice for relocating or starting a business. With quick

access to Cross Iron Mills, Highway 9, and QEII, and the ability to accommodate both residential living and commercial operations, this is truly a one-of-a-kind opportunity in an unbeatable location. Bring your family, your equipment, or your entrepreneurial vision - this is the space to make it happen.