



**291178 Township Road 262
Rural Rocky View County, Alberta**

MLS # A2138470



\$3,999,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,851 sq.ft.	Age:	1989 (35 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	39.29 Acres		
Lot Feat:	Backs on to Park/Green Space, Farm, No Neighbours Behind, Other, Pasture		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Holding Tank, Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	14-26-29-W4
Exterior:	Wood Frame	Zoning:	A-Gen
Foundation:	Wood	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: 2 C-cans on the property

Dare to Dream!! Investors/Developers - what could you do with 39 acres of wide-open spaces & mountain views? Located just east of Balzac and CrossIron Mills mall-10 minutes drive to Airdrie and North Calgary or the Calgary International Airport. The land is also located within the Balzac East Area Structure Plan (BEASP). This plan was drafted 24 years ago and proposed this parcel and surrounding properties to become 4 acre country residential lots. At that time, any plan put forward was also encouraged to facilitate further subdivision into 2 acre lots. The Current BEASP will be reviewed by Council in the next few years due to the commercial activity south of highway 566. The land directly across from this property (highway 566) has been rezoned commercial with immense value. Current discretionary uses as outlined by Rocky View County (for Ag -Gen) includes such things as: Care Facility, Equestrian use, Home Based Business, Kennel, Animal Health and much more! Keep dreaming! Property is a great holding for current or future premier development and dream. Presently, the property boasts a huge 2,850 sq ft - 6 bedroom, 4 bathroom house with an attached one bedroom/one bath illegal suite. The outbuildings include a barn (3 horse stalls) with a large open area (the open area is high-ceiling and is currently being used for RV storage), a shop, a double detached garage, and a storage shed. The garage and shop have water, electricity and heat. There are also 2 c-cans on the property which can stay if wanted. Approximately 34 acres of the property is seeded into hay crop. Call or book your private viewing today and let your dreams begin to take shape! NOTE: The current owner had a proposed subdivision approved by the planning department approximately 15 years ago but was rejected by council as premature. Development has exploded

since then.