



**261030 Range Road 290 E
Balzac, Alberta**

MLS # A2186618

\$11,500,000



Division:	Balzac		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,259 sq.ft.	Age:	1997 (28 yrs old)
Beds:	1	Baths:	1
Garage:	Triple Garage Attached		
Lot Size:	33.01 Acres		
Lot Feat:	Farm		

Heating:	Mid Efficiency	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stucco	Zoning:	A-GEGN
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: See Remarks

33.01 +/- Acres Prime Industry and commercial land in East Balzac Area Structure Plan (EBASP) accommodating warehouses and distribution centres for Home Depot, RONA, Sobeys, Amazon etc. Listed price is for land value only as 4,000+ sq. feet house, 6 BR, 6 Baths, 4 car attached heated garage on it is for free. Located in the fast growing community in East Balzac Rocky View County. Close proximity to Crossiron Drive, Highway 566 offering quick access to Dwight McClellan/Metis Trail, Stoney Trail ring road and QE 2, as well as the Calgary International Airport.