



GRASSROOTS
REALTY GROUP

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292148 Township Road 262A
Rural Rocky View County, Alberta

MLS # A2197418



\$3,000,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,376 sq.ft.	Age:	1972 (53 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Driveway, Garage Door Opener		
Lot Size:	16.26 Acres		
Lot Feat:	Front Yard, Irregular Lot, Lawn, Pasture, Treed		

Heating:	Forced Air	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	15-26-29-W4
Exterior:	Stucco, Wood Frame	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, Separate Entrance, Storage, Vinyl Windows		

Inclusions: n/a

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!