



780-978-7122  
sukhu@grassrootsrealtygroup.ca

**292234 Township Road 264  
Rural Rocky View County, Alberta**

**MLS # A2309291**



**\$5,500,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,220 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Insulated, Oversized		
<b>Lot Size:</b>	19.87 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cleared, Farm, Few Trees, Fruit Trees/Shrub		

<b>Heating:</b>	Boiler, Exhaust Fan	<b>Water:</b>	Well
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	27-26-29-W4
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	Agricultural Holdings
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Gate to property entrance		

RARE DEVELOPMENT OPPORTUNITY within the Balzac East Area Structure Plan (BEASP) &mdash; this +/- 20-acre property has significant future development potential with the possibility of subdividing into approximately 10 x 2-acre lots, with comparable lots in the area currently selling at \$800,000&mdash;\$1,000,000 per lot. \*\*\* Perfectly positioned just 5 minutes from Costco, CrossIron Mills, Lowe's, McDonald's, A&W, New Horizon Mall and 3 gas stations &mdash; enjoy unmatched accessibility for a rural acreage this close to Calgary. COUNTRY living with CITY conveniences at your doorstep. \*\*\*Step outside to your very own private OASIS. This beautifully renovated +/- 20-acre property offers the peace, space and freedom of true acreage living without sacrificing a single convenience. The renovated home is warm, welcoming and move-in ready, featuring: 4 bedrooms | 2 bathrooms | Spacious living room | Fully updated finished basement | Updated open kitchen | Eating area | Large and inviting front entry/porch. \*\*\* Outside this property truly shines with mature landscaping including shrubs and flowers, a large rear deck, 2 oversized double detached garages &mdash; Garage 1: 23'5" x 26'7" ft (622 sq ft) | Garage 2: 19'6" x 23'6" ft (457 sq ft) &mdash; greenhouse, chicken coop, barn (1988) with 6 pens and water system, a shelter and multiple storage sheds &mdash; everything you need for the ultimate country lifestyle. \*\*\* Offered for sale for only the second time ever &mdash; a cherished generational family property now ready for its next chapter. Whether you are an investor, developer or a family dreaming of acreage living close to the city, this property delivers on every level. \*\*\* This opportunity, this close to Calgary, does not come twice.