

\$2,850,000 - 292148 Township Road 262a, Rural Rocky View County

MLS® #A2220513

\$2,850,000

5 Bedroom, 3.00 Bathroom, 1,376 sqft
Residential on 16.26 Acres

NONE, Rural Rocky View County, Alberta

**** DEVELOPERS AND INVESTORS! There are multiple additional water co-operative lines running into the property** 16.26 ACRES, RESIDENTIALLY ZONED, situated near Balzac, just minutes from Cross Iron and Costco. This exceptional property offers a rare opportunity to own a versatile and well-equipped acreage. 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 level 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. Donâ€™t miss this incredible opportunity!

Built in 1972

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2220513 |
| Price | \$2,850,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,376 |
| Acres | 16.26 |
| Year Built | 1972 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 292148 Township Road 262a |
| Subdivision | NONE |
| City | Rural Rocky View County |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4A 0N2 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 10 |
| Parking | Double Garage Detached, Garage Door Opener, Heated Garage, Parking Pad, Additional Parking, Driveway, Garage Faces Front, Oversized |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Granite Counters, Kitchen Island, Separate Entrance, Storage, Vinyl Windows, Built-in Features |
|-------------------|--|

| | |
|-----------------|--|
| Appliances | Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Gas Cooktop |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Living Room, Basement, Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Up To Grade |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard, Storage |
| Lot Description | Front Yard, Lawn, Irregular Lot, Pasture, Treed |
| Roof | Asphalt |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|----------------|
| Date Listed | May 13th, 2025 |
| Days on Market | 103 |
| Zoning | R-RUR |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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