

# \$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 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	Acreage with Residence, Bungalow
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	Additional Parking, Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized, Parking Pad
# of Garages	2

**Interior**

Interior Features	Built-in Features, Granite Counters, Kitchen Island, Separate Entrance, Storage, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range

	Hood, Refrigerator, Washer
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, Irregular Lot, Lawn, Treed, Pasture
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 13th, 2025
Days on Market	55
Zoning	R-RUR

## Listing Details

Listing Office	eXp Realty
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