

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

Interior

Interior Features	Separate Entrance, Built-in Features, Granite Counters, Vinyl Windows, Kitchen Island, Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Range Hood, Refrigerator, Washer,

	Gas Cooktop, Microwave
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Finished, Walk-Up To Grade

Exterior

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

Additional Information

Date Listed	May 13th, 2025
Days on Market	126
Zoning	R-RUR

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.