

262167 Range Road 293
Rural Rocky View County, Alberta

MLS # A2221353



\$5,499,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,673 sq.ft.	Age:	1970 (55 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	48.90 Acres		
Lot Feat:	Back Yard, Farm, Front Yard, Fruit Trees/Shrub(s), Many Trees, Orchard(s), P		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Bookcases, Closet Organizers, Jetted Tub, Walk-In Closet(s)

Water: Co-operative, Private

Sewer: Septic Field, Septic Tank

Condo Fee: -

LLD: 16-26-29-W4

Zoning: A-GEN,R-CRD

Utilities: -

Inclusions: N/A

Incredible 48.96-Acre Property in Prime Balzac Location – 10 Mins to Calgary or Airdrie. This one-of-a-kind estate offers nearly 49 acres of residentially zoned land with previous subdivision approval for 10 lots. Ideal for developers, investors, horse lovers, or those seeking a country lifestyle with city convenience. The main home is a spacious bungalow with approx. 2,600 sq ft above grade, featuring 4 bedrooms, 2 baths, and sweeping views of the mountains and Calgary skyline. The basement offers 2 more bedrooms, a full bath, a massive playroom, and ample storage. Also included: multiple greenhouses, barns, outbuildings, a 30'x60' garage/gym, a warehouse, and a private pond for fish or irrigation. Fully treed, apple tree orchard, dual road access, and connected to a water co-op—this property is perfect for Country Residential homes, a church, or a boutique hotel. Don't miss out on this one!!! Call for your private viewing today. Quick access to Hwy 566, QEII, Stoney Trail, and Calgary Airport. ?? Investment, lifestyle, and development potential all in one.