

# \$3,000,000 - 292148 Township Road 262a, Rural Rocky View County

MLS® #A2197418

**\$3,000,000**

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

NONE, Rural Rocky View County, Alberta

Situated near Balzac, just minutes from Cross Iron and Costco, this exceptional 16.26-acre residentially zoned property offers a rare opportunity to own a versatile and well-equipped acreage. Perfect for rural enthusiasts, hobby farmers, or those seeking a private country retreat, this stunning property is designed for both comfort and functionality. \*\*If you are an investor or developer as there are multiple additional water co-operative lines running into the property\*\* 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® #         | A2197418                         |
| Price          | \$3,000,000                      |
| 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, Gravel Driveway |
| # 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        | Basement, Living Room, 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, Pasture, Treed |
| Roof              | Asphalt   |
| Construction      | Stucco, Wood Frame                              |
| Foundation        | Poured Concrete                                 |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 27th, 2025 |
| Days on Market | 60                  |
| Zoning         | R-RUR               |

## Listing Details

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

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