

262167 Range Road 293  
Rural Rocky View County, Alberta

MLS # A2221353



**\$5,499,900**

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

|                    |   |                   |                           |
|--------------------|---|-------------------|---------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                     | <b>Water:</b>     | Co-operative, Private     |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                      | <b>Sewer:</b>     | Septic Field, Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | 16-26-29-W4               |
| <b>Exterior:</b>   | Wood Frame, Wood Siding                                     | <b>Zoning:</b>    | A-GEN,R-CRD               |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | Bookcases, Closet Organizers, Jetted Tub, Walk-In Closet(s) |                   |                           |

**Inclusions:** N/A

Incredible 48.96-Acre Property in Prime Balzac Location &ndash; 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&mdash;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.