Al Beatty
GRASSROOTS REALTY GROUP — GRANDE PRAIRIE

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292234 Township Road 264
Rural Rocky View County, Alberta

MLS # A2309291



$3,300,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,220 sq.ft.	**Age:**	1958 (68 yrs old)
Beds:	4	**Baths:**	2
Garage:	Double Garage Detached, Insulated, Oversized		
Lot Size:	19.87 Acres		
Lot Feat:	Backs on to Park/Green Space, Cleared, Farm, Few Trees, Fruit Trees/Shrub		

Heating:	Boiler, Exhaust Fan	**Water:**	Well
Floors:	Laminate	**Sewer:**	Septic Field, Septic Tank
Roof:	Metal	**Condo Fee:**	-
Basement:	Full	**LLD:**	27-26-29-W4
Exterior:	Concrete, Stucco, Wood Frame	**Zoning:**	Agricultural Holdings
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Gate to property entrance		

Open to Offers / RARE DEVELOPMENT OPPORTUNITY within the Balzac East Area Structure Plan (BEASP) — this +/- 20-acre property has significant future development potential with the possibility of subdividing into approximately 10 x 2-acre lots, with comparable lots in the area currently selling at $800,000–$1,000,000 per lot. *** Perfectly positioned just 5 minutes from Costco, CrossIron Mills, Lowe's, McDonald's, A&W, New Horizon Mall and 3 gas stations — enjoy unmatched accessibility for a rural acreage this close to Calgary. COUNTRY living with CITY conveniences at your doorstep. ***Step outside to your very own private OASIS. This beautifully renovated +/- 20-acre property offers the peace, space and freedom of true acreage living without sacrificing a single convenience. The renovated home is warm, welcoming and move-in ready, featuring: 4 bedrooms | 2 bathrooms | Spacious living room | Fully updated finished basement | Updated open kitchen | Eating area | Large and inviting front entry/porch. *** Outside this property truly shines with mature landscaping including shrubs and flowers, a large rear deck, 2 oversized double detached garages — Garage 1: 23"5" x 26'7" ft (622 sq ft) | Garage 2: 19'6" x 23'6" ft (457 sq ft) — greenhouse, chicken coop, barn (1988) with 6 pens and water system, a shelter and multiple storage sheds — everything you need for the ultimate country lifestyle. *** Offered for sale for only the second time ever — a cherished generational family property now ready for its next chapter. Whether you are an investor, developer or a family dreaming of acreage living close to the city, this property delivers on every level. *** This opportunity, this close to Calgary, does not come twice.

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