



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

261224 Range Road 290
Rural Rocky View County, Alberta

MLS # A2251047



\$9,775,500

Division: NONE

Lot Size: 20.58 Acres

Lot Feat: Many Trees, Private

By Town: Balzac

LLD: 7-26-28-W4

Zoning: R-RUR

Water: Well

Sewer: Septic Field, Septic Tank

Utilities: Electricity, Natural Gas

20.58 acres located in the growing industrial community of East Balzac. Tons of potential and a great location! Currently zoned R-RUR, Included in the East Balzac ASP (SDA5), with the possibility for industrial & business uses. 2 Large Quonsets included, Larger Quonset 155' x 56', zipper lock - galvanized steel, uninsulated. Doors are 14' high x 20' wide. Smaller shop 34' x 50'; heated & insulated. Property includes farm utilities: electrical, gas, septic and well. Great location, with quick access to Dwight McClennan, Metis Trail & Stoney Trail, QE2, Crossiron Drive and the Calgary International Airport.