



293016 Township Road 264
Rural Rocky View County, Alberta

MLS # A2285255



\$1,697,000

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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,290 sq.ft. | Age: | 1989 (37 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Detached, Garage Faces Side, Gravel Driveway | | |
| Lot Size: | 9.75 Acres | | |
| Lot Feat: | Corner Lot, Gentle Sloping, Square Shaped Lot | | |

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|--------------------|--------------------------------|-------------------|-------------|
| Heating: | Forced Air, Natural Gas | Water: | Well |
| Floors: | Vinyl | Sewer: | Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | 28-26-29-W4 |
| Exterior: | Stucco | Zoning: | R-RUR |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks, Separate Entrance | | |

Inclusions: n/a

Major Price Adjustment! Now offered at \$178,000 less, unmatched value. This recently renovated property, featuring over \$100K in upgrades, sits on a 9.75 acre corner lot, a rare find in this highly sought after area. Perfect for investors, developers, or buyers seeking privacy and space, this acreage offers endless possibilities. Large parcels like this rarely come to market. The property includes a main dwelling, a detached 2-car garage adjacent to the home, and workshops at the rear, providing ample space for vehicles, equipment, or hobbies. Inside, you’ll find newly finished kitchens, fully renovated bathrooms, new vinyl flooring, fresh paint, and modern pot lighting throughout. The basement features a 1-bedroom illegal suite, complete with a fully equipped kitchen and renovations consistent with the main home, ideal for rental income or extended family. With R-RUR zoning, this property offers flexibility for a variety of uses. There is the potential to subdivide the property into four parcels, subject to approval from Rocky View County, making it an attractive opportunity for developers. The expansive land also provides endless opportunities for parking, storage, or outdoor projects. Location highlights: Quick access to QE2 and Deerfoot Trail for easy commuting to Calgary and Airdrie. 7 minutes to Costco, 6 minutes to CrossIron Mills, and 16 minutes to YYC Airport. Don’t miss this rare chance to own a fully updated, versatile property with space, privacy, and long term potential in one package.