



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**274006 Township Road 262 Highway  
Rural Rocky View County, Alberta**

**MLS # A2291843**

**\$1,100,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,085 sq.ft.	<b>Age:</b>	1961 (65 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Insulated, Oversized, Worksh		
<b>Lot Size:</b>	15.32 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	17-26-27-W4
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	A-Gen
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas
<b>Features:</b>	Natural Woodwork		

**Inclusions:** 1 Bed, Buffet & Hutch, All Wooden Cabinets uninstalled( in basement), Pool Table. Craftsman Lawnmower, Shed

Experience the space, privacy, and opportunity of country living on this exceptional 15.32-acre property just east of Balzac. Perfectly positioned at the corner of Highway 566 and Range Road 274, the property offers outstanding highway frontage on paved Highway 566 while maintaining the peaceful setting of a private rural acreage. With quick access to major routes&mdash;just 13 minutes to Balzac and the QEII, 2 minutes to Kathryn, and an easy drive to CrossIron Mills and Highway 9&mdash;this location provides the ideal balance of rural lifestyle and convenience. The acreage itself is beautifully established and thoughtfully laid out. A long private driveway and gated entrance lead into a mature, tree-sheltered yard where a thick shelterbelt along the north, east, and west boundaries provides exceptional wind protection and privacy. Expansive lawns, scattered apple and ornamental trees, and open green space create a picturesque setting perfect for outdoor living, gardening, or simply enjoying the quiet of country life. A spring-fed dugout pond adds both beauty and function to the property and may support fish, while the large open yard behind the home offers excellent space for equipment, recreational vehicles, or future improvements. The classic brick bungalow offers nearly 2,100 square feet of main-floor living space plus approximately 1,450 square feet of developed basement, providing plenty of room for family and guests. The home features four spacious bedrooms, a bright kitchen, and a large welcoming living room. Original character details such as covered ceilings and a wood-burning fireplace bring warmth and charm to the main level, while the main-floor laundry room with utility sink adds everyday practicality. The flat acreage surrounding the home also provides excellent potential for additional buildings, a future shop, or truck and equipment storage,

making the property well suited for those who want the flexibility to live and work from home. Additional highlights include a 10,000-watt wired standby generator for backup power and a recently installed new roof, offering added reliability and peace of mind. Whether you're seeking a private family acreage, hobby farm potential, or space to operate a home-based business, this rare Rocky View County property offers endless possibilities in a highly accessible location.