



**265190 Panorama Road
Balzac, Alberta**

MLS # A2321130



\$2,650,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,563 sq.ft.	Age:	1983 (43 yrs old)
Beds:	6	Baths:	4
Garage:	Additional Parking, Concrete Driveway, Double Garage Detached, Heated Garage		
Lot Size:	39.41 Acres		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, F		

Heating:	Fireplace(s), Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	32-26-1-W5
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Separate Entrance, Skylight(s), Storage		
Inclusions:	N/A		

One of Rocky View County's Most Exceptional 40-Acre Estates—Minutes from Calgary, Endless Possibilities. Subdivision potential (completed survey available). Welcome to 265190 Panorama Road—an exceptional 40-acre country estate located in one of Rocky View County's most sought-after locations. Offering the perfect blend of privacy, breathtaking panoramic views, and everyday convenience, this remarkable property is just minutes from Calgary, Airdrie, and major transportation routes. This spacious bungalow offers over 3,700 sq. ft. of well-designed living space, featuring 6 bedrooms and 4 bathrooms, making it ideal for growing families, multi-generational living, or those who love to entertain. Generous principal rooms, a functional layout, and large windows create a bright, welcoming atmosphere while showcasing the surrounding countryside. Recent upgrades include three beautifully renovated bathrooms, a modernized mechanical room with updated equipment, a newer expansive deck designed to take full advantage of the panoramic views, and a newer septic system for added peace of mind. For those needing exceptional storage, workspace, or room for hobbies, this property truly stands out. In addition to the attached triple-car garage, it features an impressive detached workshop/garage (35'7" x 51'4"), offering endless possibilities for vehicle enthusiasts, trades, equipment storage, RVs, recreational toys. The impressive 40-acre parcel offers exceptional versatility, whether you're envisioning a private country retreat, hobby farm, equestrian property, recreational escape, or long-term investment. Enjoy the privacy and tranquility of rural living while remaining just minutes from Calgary, Airdrie, and major transportation routes. A rare opportunity to own an exceptional acreage in the heart of Rocky View County,

where space, privacy, versatility, and an outstanding location come together to create an extraordinary country lifestyle.