



GRASSROOTS
REALTY GROUP

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274006 Township Road 262
Rural Rocky View County, Alberta

MLS # A2322034



\$1,079,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,097 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	15.32 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

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

Inclusions: Bed Frame in Primary bedroom, Buffet & Hutch in Primary bedroom, All Wooden Cabinets uninstalled (in basement), Pool Table, Craftsman Lawnmower, Shed

RARE opportunity to own 15.32 ACRES of beautifully ESTABLISHED country property in Rocky View County, perfectly positioned at the corner of Highway 566 + Range Road 274, just east of Balzac! A long private driveway + GATED ENTRANCE lead into a mature, TREE SHELTERED yard with a thick SHELTERBELT along the north, east & west boundaries providing exceptional wind protection + privacy. Expansive lawns, scattered apple & ornamental trees, open green space + a SPRING-FED DUGOUT POND create a picturesque setting perfect for outdoor living, gardening or simply enjoying the quiet of country life. The flat surrounding acreage offers excellent potential for additional buildings, a future SHOP or truck + equipment. Classic brick bungalow with 3260+ sqft of Fully Developed living space, 4 bedrooms, 3 baths + oversized DOUBLE ATTACHED GARAGE with workshop. Endless possibilities, private family acreage, HOBBY FARM or home-based business. Additional upgrades and features include: 10,000-watt STANDBY GENERATOR + NEW ROOF. Quick access to Kathryn, Balzac + QEII, Cross Iron Mills, Hwy 9, Airdrie + Calgary. Great Investment and Sub-division potential. Incredible value + location!