

# \$5,499,900 - 262167 Range Road 293, Rural Rocky View County

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MLS® #A2221353

**\$5,499,900**

4 Bedroom, 4.00 Bathroom, 2,673 sqft  
Residential on 48.90 Acres

NONE, Rural Rocky View County, Alberta

Incredible 48.96-Acre Property in Prime Balzac Location – 10 Mins to Calgary or Airdrie. This one-of-a-kind estate offers nearly 49 acres of residentially zoned land with previous subdivision approval for 10 lots. Ideal for developers, investors, horse lovers, or those seeking a country lifestyle with city convenience.

The main home is a spacious bungalow with approx. 2,600 sq ft above grade, featuring 4 bedrooms, 2 baths, and sweeping views of the mountains and Calgary skyline. The basement offers 2 more bedrooms, a full bath, a massive playroom, and ample storage. Also included: multiple greenhouses, barns, outbuildings, a 30'x60' garage/gym, a warehouse, and a private pond for fish or irrigation. Fully treed, apple tree orchard, dual road access, and connected to a water co-op—this property is perfect for Country Residential homes, a church, or a boutique hotel. Don't miss out on this one!!! Call for your private viewing today. Quick access to Hwy 566, QEII, Stoney Trail, and Calgary Airport. ?? Investment, lifestyle, and development potential all in one.

Built in 1970

## Essential Information

MLS® #                      A2221353



|                |                                  |
|----------------|----------------------------------|
| Price          | \$5,499,900                      |
| Bedrooms       | 4                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 2,673                            |
| Acres          | 48.90                            |
| Year Built     | 1970                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 262167 Range Road 293   |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T4A 0N1                 |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Bookcases, Closet Organizers, Jetted Tub, Walk-In Closet(s)                      |
| Appliances        | Dishwasher, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                          |
| Cooling           | None                                                                             |
| Fireplace         | Yes                                                                              |
| # of Fireplaces   | 2                                                                                |
| Fireplaces        | Family Room, Wood Burning                                                        |
| Has Basement      | Yes                                                                              |
| Basement          | Finished, Full                                                                   |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Courtyard, Fire Pit, Garden, Private Yard, Storage, Barbecue, Tennis |
|-------------------|----------------------------------------------------------------------|

|                 |                                                                                                          |
|-----------------|----------------------------------------------------------------------------------------------------------|
|                 | Court(s)                                                                                                 |
| Lot Description | Back Yard, Front Yard, Fruit Trees/Shrub(s), Many Trees, Private, Sloped, Treed, Views, Farm, Orchard(s) |
| Roof            | Asphalt Shingle                                                                                          |
| Construction    | Wood Frame, Wood Siding                                                                                  |
| Foundation      | Poured Concrete                                                                                          |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 104            |
| Zoning         | A-GEN,R-CRD    |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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