

# \$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

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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
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	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	94
Zoning	A-GEN,R-CRD

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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