

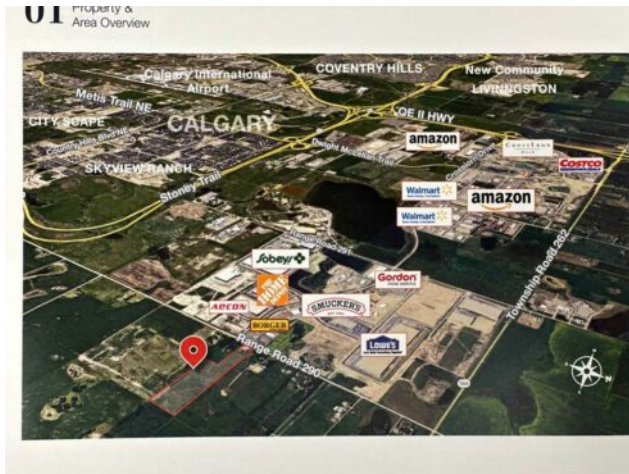
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261030 Range Road 290 E
Balzac, Alberta

MLS # A2186618

\$11,500,000

Division:	Balzac		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,259 sq.ft.	Age:	1997 (28 yrs old)
Beds:	1	Baths:	1
Garage:	Triple Garage Attached		
Lot Size:	33.01 Acres		
Lot Feat:	Farm		



Heating: Mid Efficiency

Floors: Carpet, Ceramic Tile, Laminate

Roof: Clay Tile

Basement: None

Exterior: Stucco

Foundation: Poured Concrete

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: A-GEGN

Utilities: -

Inclusions: See Remarks

33.01 +/- Acres Prime Industry and commercial land in East Balzac Area Structure Plan (EBASP) accommodating warehouses and distribution centres for Home Depot, RONA, Sobeys, Amazon etc. Listed price is for land value only as 4,000+ sq. feet house, 6 BR, 6 Baths, 4 car attached heated garage on it is for free. Located in the fast growing community in East Balzac Rocky View County. Close proximity to Crossiron Drive, Highway 566 offering quick access to Dwight McClellan/Metis Trail, Stoney Trail ring road and QE 2, as well as the Calgary International Airport.