(780) 532-3388 admin@approvedproperties.ca

261030 Range Road 290 E Balzac, Alberta

MLS # A2186618



\$11,500,000

Division:	Balzac			
Туре:	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	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stucco	Zoning:	A-GEGN
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

See Remarks

Inclusions:

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.