

780-228-224 donna@donnawilson.ca

20015 Township Road 264 Rural Rocky View County, Alberta

MLS # A2163659



\$3,600,000

NONE				
Residential/House				
Acreage with Residence, Bungalow				
2,308 sq.ft.	Age:	1980 (44 yrs old)		
6	Baths:	3 full / 2 half		
Double Garage Attached				
160.00 Acres				
Other				
	Residential/House Acreage with Resi 2,308 sq.ft. 6 Double Garage At 160.00 Acres	Residential/House Acreage with Residence, Bunga 2,308 sq.ft. Age: 6 Baths: Double Garage Attached 160.00 Acres	Residential/House Acreage with Residence, Bungalow 2,308 sq.ft. Age: 1980 (44 yrs old) 6 Baths: 3 full / 2 half Double Garage Attached 160.00 Acres	

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	24-26-2-W5
Exterior:	Brick, See Remarks, Stucco, Wood Frame	Zoning:	A-GEN
Foundation:	Combination	Utilities:	-

Features: Bookcases, Ceiling Fan(s), Chandelier

Inclusions: trash compactor

Stunning full quarter section (160 acres+/-) minutes from Airdrie and within 2 miles of the Calgary City limit! SPECTACULAR MOUNTIAN VIEWS to the WEST, CALGARYS CITY CENTER to the SOUTH and PRAIRIE VIEWS to the EAST you do not find a more beautiful location. There is approximately 130 cultivated acres, 25 acres pasture and 5-acre yard site. The solid custom bungalow is fully finished and offers over 4400 sq. ft. of developed space including 2 kitchens, and two-family rooms and a massive, attached , heated garage. Original owner from the 1980 build. Outside you will find a massive garden, several sheds and buildings one containing a root cellar and then there is a large hay shed/barn that leads to come corrals. This is a great buy on hold property for potential further development. Don't miss out on this one, call today to schedule your viewing!