

**261030 Range Road 290 E**  
**Balzac, Alberta**

**MLS # A2186618**

**\$11,500,000**



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

<b>Heating:</b>	Mid Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	A-GEGN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**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.