

20015 Township Road 264
Rural Rocky View County, Alberta

MLS # A2163659



\$3,600,000

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|------------------|----------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 2,308 sq.ft. | Age: | 1980 (44 yrs old) |
| Beds: | 6 | Baths: | 3 full / 2 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 160.00 Acres | | |
| Lot Feat: | Other | | |

| | | | |
|--------------------|--|-------------------|---------------|
| 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!