

20015 Township Road 264  
Rural Rocky View County, Alberta

MLS # A2163659



**\$3,600,000**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                             |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow |               |                   |
| <b>Size:</b>     | 2,308 sq.ft.                     | <b>Age:</b>   | 1980 (45 yrs old) |
| <b>Beds:</b>     | 6                                | <b>Baths:</b> | 3 full / 2 half   |
| <b>Garage:</b>   | Double Garage Attached           |               |                   |
| <b>Lot Size:</b> | 160.00 Acres                     |               |                   |
| <b>Lot Feat:</b> | 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!