

# \$4,900,000 - Township Road 262 Range Road 283, Rural Rocky View County

MLS® #A2170858

**\$4,900,000**

0 Bedroom, 0.00 Bathroom,  
Land on 139.50 Acres

NONE, Rural Rocky View County, Alberta

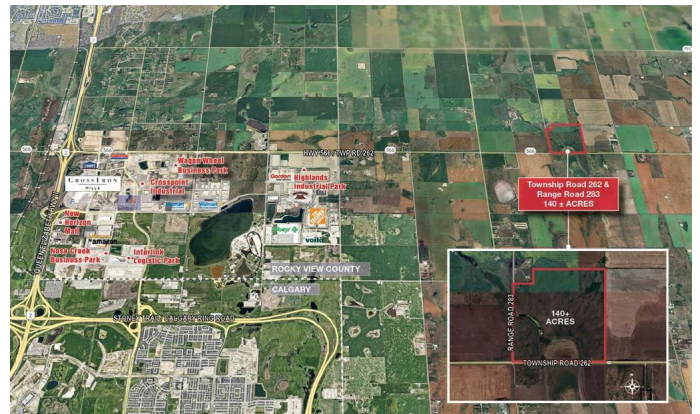
The subject site is located east of Balzac, Rocky View County, AB, in an area that has seen significant growth and development in recent years. About a 20 minute drive from Airdrie, AB and 18 minutes from Calgary, AB. Close proximity to some major commercial developments, including CrossIron Mills shopping centre, various industrial and logistics parks and retail developments, offering future potential for various types of developments if the parcel is rezoned. Quick and easy access to CrossIron Drive, Dwight McClellan/Metis Trail, Stoney Trail (Calgary ring road) and QE 2, as well as the Calgary International Airport.

## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2170858         |
| Price     | \$4,900,000      |
| Bathrooms | 0.00             |
| Acres     | 139.50           |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | Township Road 262 Range Road 283 |
| Subdivision | NONE                             |
| City        | Rural Rocky View County          |



|             |                   |
|-------------|-------------------|
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T0M 0T0           |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2024 |
| Days on Market | 347               |
| Zoning         | A-GEN             |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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