

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 (44 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                            |               |                   |

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