



CORY PELCHAT
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 GRASSROOTS REALTY GROUP LTD.

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20015 Township Road 264
Rural Rocky View County, Alberta

MLS # A2163659



\$3,600,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,308 sq.ft.	Age:	1980 (45 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!