

**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		

**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 some 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!