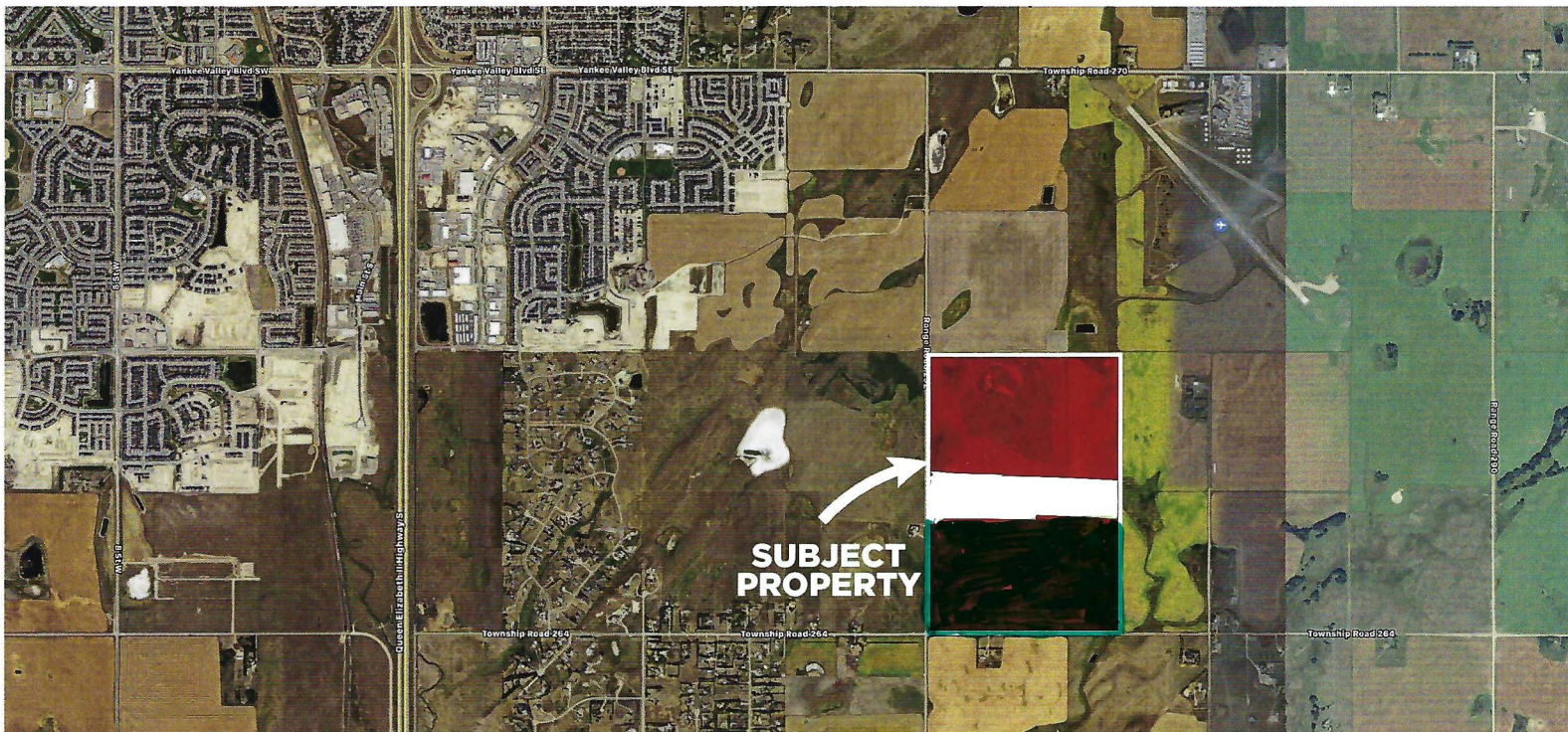


# FOR SALE

**WEST OF 4, RANGE 29,  
TOWNSHIP 26, SECTION 26 NW**



**160 ACRES  
BALZAC, ALBERTA**



## PROPERTY DESCRIPTION

**LOT SIZE:** 160 Acres  
**LEGAL DESCRIPTION:** West of 4, Range 29, Township 26, Section 26 NW  
**ZONING:** A Agricultural Transition - Balzac East Area Structural Plan  
**MLS#:** **MLS# A2081159**  
**ASKING PRICE:** **\$4,800,000**

- Balzac East Area Structural Plan with transition to residential or the opportunity to be creative with development plans and conceptual scheme application. MD of Rocky View
- Close to QE11 Highway, existing HWY 566 interchange and proposed major Interchange on TWP RD 264. Cross Iron Mills Shopping Centre.
- Approx. 25 minutes north of Calgary Downtown City Core.
- Within 10 minute of Calgary International Airport.
- This land is extremely well situated to benefit from the expansion around it. With each major announcement, the land becomes more valuable. The MD of Rocky View has set new records of development around The City of Calgary and The City of Airdrie, in an effort to meet the strong demand for residential real estate in the surrounding areas.

**25**  
APPROX.  
**MINUTES**  
**NORTH OF**  
**CALGARY DOWNTOWN**

**WITHIN 10**  
**MINUTES**  
**OF CALGARY**  
**INTERNATIONAL AIRPORT**

**DARYL CARLSON**

Sales Associate / Commissioner for Oaths

403-259-4141 darylcarlson@shaw.ca www.darylcarlson.com

**RE/MAX**  
**REALTY PROFESSIONALS**  
REALTOR - REALTOR ASSOCIATE - REALTOR SENIOR