

# \$4,999,999 - Range Road 11 264 Township, Balzac

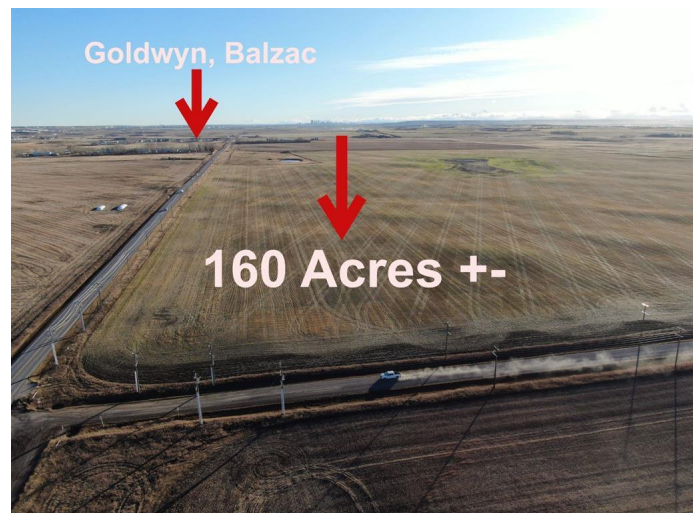
MLS® #A2238673

**\$4,999,999**

0 Bedroom, 0.00 Bathroom,  
Land on 40.00 Acres

NONE, Balzac, Alberta

(APPROX 40 ACRES LAND TO BE SUBDIVIDED) Future development land within the WEST Balzac Area Structure Plan, spanning approximately 40 acres up to 160 acres are available to purchase, is now available. Ideally located off the BUSY Range Road 11 and Township Road 264, this property sits north of Goldwyn Development and south of Airdrie's thriving communities. Located right next to Airdrie's boundary line, it offers exceptional potential for future commercial and residential projects. This is a rare opportunity to acquire prime land in close proximity to well-established and rapidly developing areas. The seller is open to providing creative financing options with flexible terms and is willing to entertain offers at market value. Only serious, qualified buyers will be considered. The Property is located in Balzac (ROCKY VIEW COUNTY AB) Not Airdrie. All information should be independently verified. Any location references in the pictures and listing description are approximate and require confirmation for accuracy. Q NE Sec 23 TWP 26 Range 1 Meridian 5 & Rge 11 Rd



## Essential Information

MLS® #	A2238673
Price	\$4,999,999
Bathrooms	0.00

Acres	40.00
Type	Land
Sub-Type	Residential Land
Status	Active

### **Community Information**

Address	Range Road 11 264 Township
Subdivision	NONE
City	Balzac
County	Rocky View County
Province	Alberta
Postal Code	T3P 0V1

### **Additional Information**

Date Listed	July 10th, 2025
Days on Market	68
Zoning	AGH

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.