



Township Rd 260 & 100 Street NE

± 134 acres Future Development Land for Sale



Conor Payne
403.816.1676
cpayne@cresa.com

David Miles
403.809.5859
dmiles@cresa.com

cresa 

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Sale Information

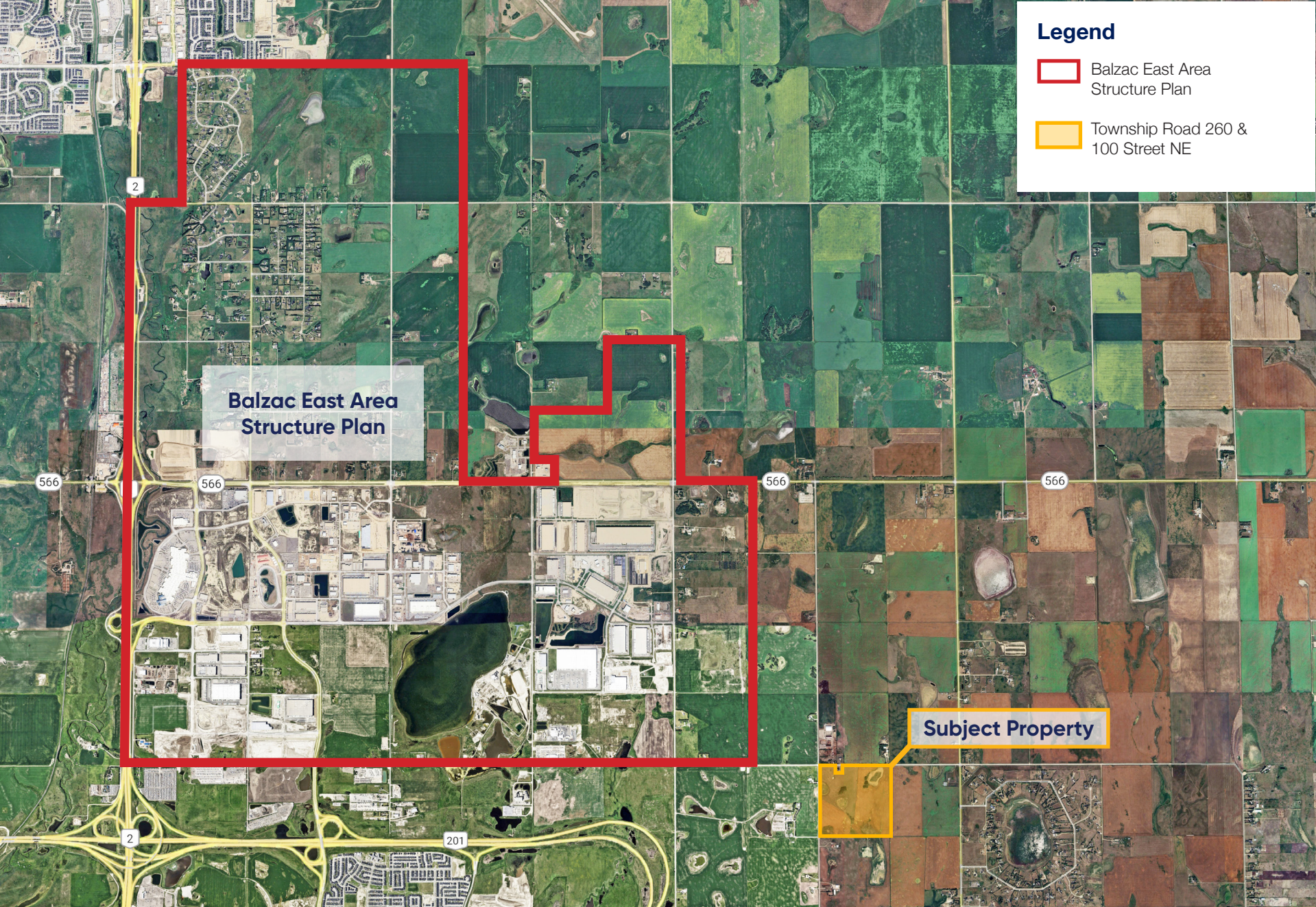
Location:	Township 260 & 100 Street NE
Site Area:	± 134 acres
Municipality:	Rocky View County
Land Use/Zoning:	A-GEN (Agricultural, General District)
Sale Price:	\$2,950,000
Legal Description:	Meridian 4, Range 28, Township 25, Section 32 Quarter North West Containing 54.59 Hectares (134.89) Acres more or less
Property Taxes:	\$239.43 (2023), Farmland, Vacant

Features

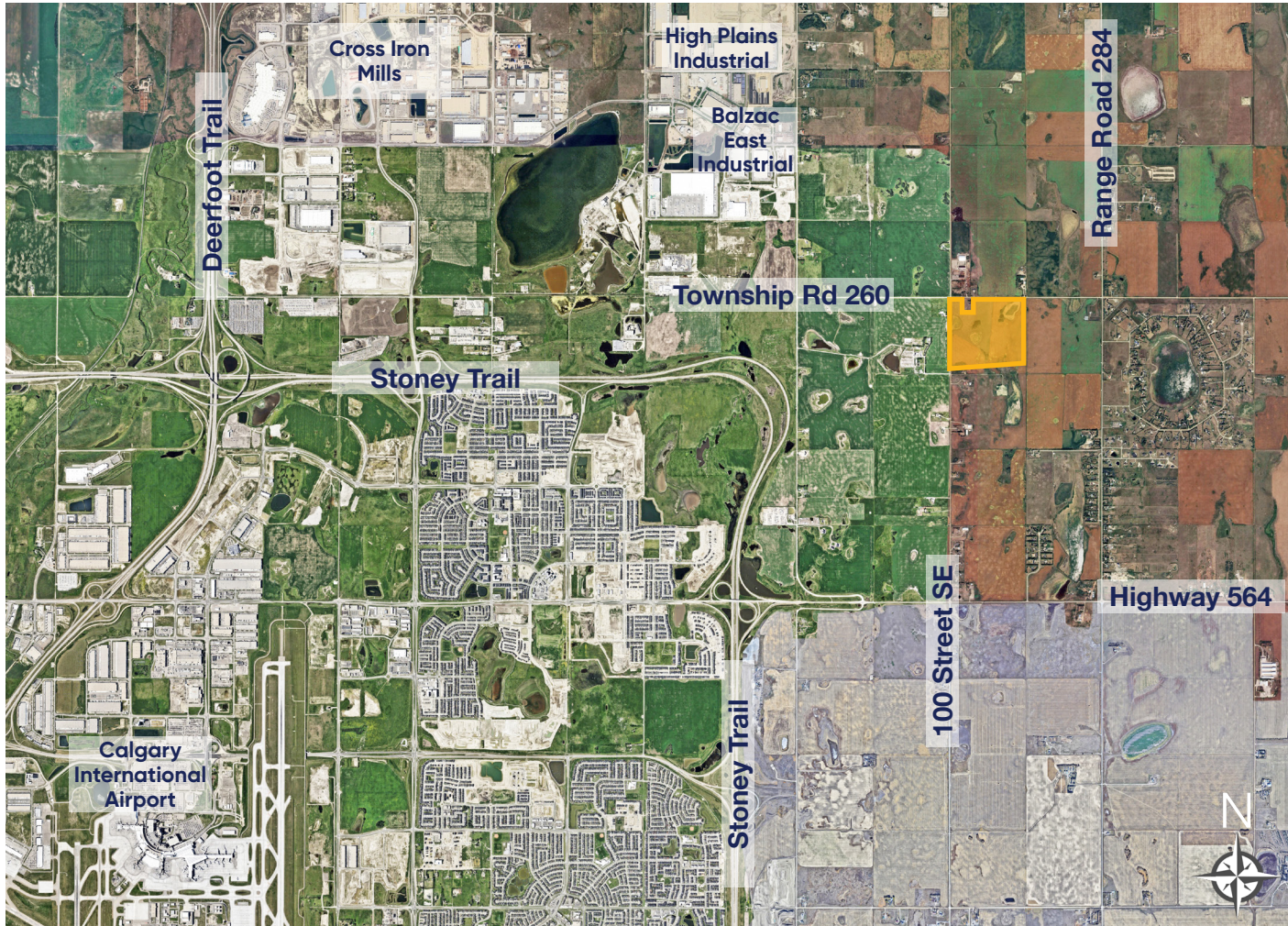
- Easy access to Stoney Trail NE via Metis Trail and Country Hills Blvd
- 15 minute drive to Calgary International Airport and 10 minute drive to Deerfoot Trail
- 1 km from Balzac East Industrial area
- Future development opportunity



Balzac East Area Structure Plan



Township Rd 260 & 100 Street NE



Permitted Uses

Accessory Building ≤ 930 m² (10010.40 ft²)
Accessory Dwelling Unit
Agriculture (General)
Beekeeping
Dwelling, Single Detached

Discretionary Uses

Accessory Building > 930 m² (10010.40 ft²)
Agriculture (Intensive, Processing)
Animal Health (Inclusive)
Bed and Breakfast
Cannabis Cultivation
Care Facility (Child, Clinic, Group)
Communications Facility (Types A, B, C)
Dwelling, Manufactured
Dwelling, Tiny
Dwelling Unit, accessory to principal use
Equestrian Centre
Farm Gate Sales
Farmers Market
Film Production
Home-Based Business (Type II)
Kennel
Recreation (Culture & Tourism)
Riding Arena
Special Function Business
Vacation Rental

Agent Information

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324 - 8 Avenue SW, Suite 1550 | Calgary, AB T2P 2Z2 | 403.571.8080 cresa.com

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