



THE
A-TEAM

**RE/MAX
FIRST**

HORSE CREEK Road, Rural Rocky View County T0L 0W0

MLS®#: **A1056388** Area: **NONE** Listing Date: **12/28/20** List Price: **\$2,800,000**
 Status: **Active** County: **Rocky View County** Change: **-\$200k, 23-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Land**
 City/Town: **Rural Rocky View County**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **7,143,840 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM
1423
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:
Parking
 Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat: **Brush,Few Trees,Standard Shaped Lot,Pasture,Rolling Slope,See Remarks,Treed**
 Park Feat:

Utilities and Features

Roof:
 Heating:
 Sewer:
 Ext Feat:
 Kitchen Appl:
 Int Feat:
 Utilities:
 Construction:
 Flooring:
 Water Source:
 Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
------	-------	------------	-----------------------------	-------	------------

Title:
 Legal Desc:
 Zoning:
RF

Remarks

Pub Rmks: **Incredible scenic 1/4 section of land. There is also an adjoining 1/4 section of land that can be purchased in conjunction with this one. Potentially 1/2 section of land only minutes from Cochrane off of Horse Creek Road. Rolling hills, lush greens and groups of trees cover the land. Suitable for grazing/agriculture now or as an**

investment/development. The last water test yielded an amazing 60 GPM. Nearby subdivisions have smaller 4 acre parcel rural residential homes. The potential and opportunities are endless.

Just land

RE/MAX REAL ESTATE (CENTRAL)

Inclusions:

Property Listed By:

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123