

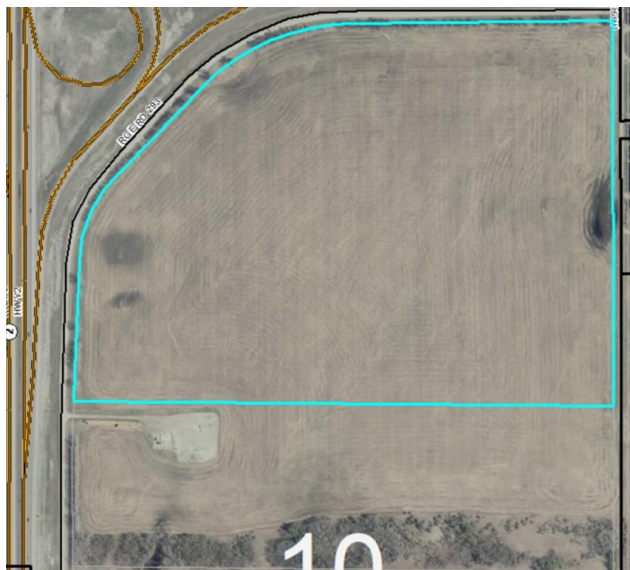


THE A-TEAM

RE/MAX FIRST

2 & # 72 HIGHWAYS , Rural Rocky View County T0M 0S0

MLS® #: A1057700 Area: NONE Listing Date: 01/07/21 List Price: \$2,600,000
Status: Active County: Rocky View County Change: -\$392k, 28-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: 3,812,806 sqft
Lot Shape:
Access: Paved Road
Lot Feat:
Park Feat:

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

DOM
1549
Layout
Beds: 0
Baths: 0.0 (0 0)
Style:
Parking
Ttl Park: 0
Garage Sz:

Utilities and Features

Roof:
Heating:
Sewer:
Ext Feat:
Kitchen Appl:
Int Feat:
Utilities: Electricity at Lot Line, Natural Gas at Lot Line
Construction:
Flooring:
Water Source:
Fnd/Bsmt:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Includes sub-headers for Legal/Tax/Financial.

Title: Fee Simple
Legal Desc:
Zoning: A-General

Remarks

Pub Rmks: **A great parcel of land situated on the SE corner of highways # 2 & # 72 approximately 6 miles north of Airdrie . Zoned as agricultural land at this time , there is potential for possible zoning changes down the road. This property is lined with mature trees on two sides and has road access on three sides . Two of these roads are paved . This land has a very gentle slope facing the highway giving it great exposure for motorists and also revealing a decent view of the mountains from all points of the land . The ideas are endless for this land . There is also a 42 acre parcel immediately to the south also for sale. MLS # A1235902**

Inclusions:
Property Listed By: **MAXWELL CAPITAL REALTY**

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

