

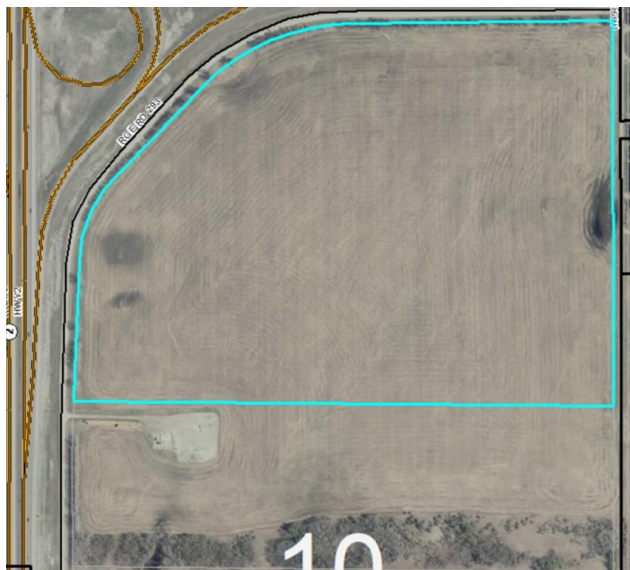


THE  
**A-TEAM**

**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

**1486**  
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

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

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**

