



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A1057700**

Area: **NONE**

Listing Date: **01/07/21**

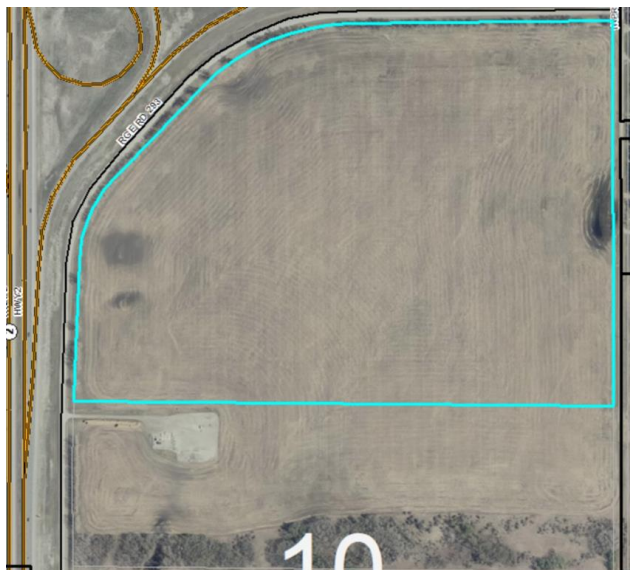
List Price: **\$2,992,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

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

**1444**  
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:

Construction:  
Flooring:  
Water Source:  
Fnd/Bsmt:

**Electricity at Lot Line,Natural Gas at Lot Line**

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**  
Legal Desc:

Zoning: **A-General**

Remarks

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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**

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