

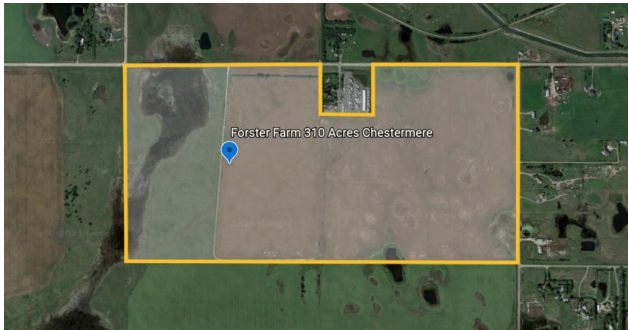


THE A-TEAM

RE/MAX FIRST

Township 240 RANGE ROAD 281 , Chestermere T1X 0K5

MLS@#: A1075349 Area: NONE Listing 03/02/21 List Price: \$32,550,000
Status: Active County: Chestermere Change: +\$7,750k, 12-Sep Association: Fort McMurray



General Information

Prop Type: Land Residential Land
Sub Type: Residential Land
City/Town: Chestermere
Year Built: 0
Lot Information
Lot Sz Ar: 13,503,600 sqft
Lot Shape:

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

DOM
1432
Layout
Beds: 0
Baths: 0.0 (0 0)
Style:
Parking
Ttl Park: 0
Garage Sz:

Access:
Lot Feat:
Park Feat:

Utilities and Features

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

Room Information

Table with 6 columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Level, Dimensions

Title: Fee Simple Zoning: UT - Urban Transition
Legal Desc:

Remarks

Pub Rmks: To learn more about this property, click the More Information button below. 310 acres of land with mountain and city views in the beautiful city of Chestermere, Alberta. Legal description: NW & NE Section 35, TWP 23, RGE 28, MER 4. Although it is currently being farmed, this land is located within the city limits of Chestermere and is zoned Urban Transition. The land consists as two parcels: one parcel of 160 acres and another parcel of 150 acres. Chestermere has the only large recreational lake close to Calgary. From the northwest corner of the property it is about a three-minute drive north on RGE RD 282 to the south end of Chestermere Lake. The property is also very close to upscale fully developed residential neighborhoods and there is quick access to Glenmore Trail, less than five minutes away, as well as to Stony Trail. The international airport is 15 minutes away. The property is bordered on the north by TWP RD 240. There is also a gated access road onto the property. Parcels can be sold separately.

Inclusions:

Property Listed By:

**Easy List Realty**

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

