



THE
A-TEAM

**RE/MAX
FIRST**

231175 BRACKEN Road, Rural Rocky View County T0L 0K0

MLS® #: **A1116621** Area: **NONE** Listing Date: **06/06/21** List Price: **\$3,500,000**
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: **3,861,158 sqft**
Lot Shape:

Access: **Paved Road**
Lot Feat: **Near Shopping Center, Many Trees, Native Plants, Near Golf Course, Pasture, Paved, Private, Treed, Views, Waterfront**
Park Feat:

Finished Floor Area

Abv Sqft: **0**
Low Sqft:
Ttl Sqft:

DOM

1060
Layout
Beds: **0**
Baths: **0.0 (0 0)**
Style:

Parking

Ttl Park: **0**
Garage Sz:

Utilities and Features

Roof:
Heating:
Sewer: **Septic Field, Septic Tank**
Ext Feat:

Construction:
Flooring:
Water Source:
Well
Fnd/Bsmt:

Kitchen Appl:
Int Feat:
Utilities: **Electricity Available, Natural Gas Available**

Room Information

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

Title: Zoning: **A-GEN**

Legal Desc:

Remarks

Pub Rmks: **Explore your own slice of paradise with this unique opportunity for personal enjoyment or future investment! Uncover the potential of this pristine 88-acre Residential Development Land nestled in the heart of West Bragg Creek, just off West Bragg Creek Road and Bracken Road. This rare gem holds promise for future development, pending your necessary approvals with the MD, making it a remarkable find in the real estate market. Adjacent to undeveloped government long-term grazing lease land to the west (1/4 section), the property offers a picturesque backdrop that will remain untouched for the foreseeable future. With significant potential as a prime residential home site, it presents the convenience of being within walking distance to Bragg Creek's charming shops, restaurants, and services,**

while offering breathtaking views of the Elbow River Valley and the majestic Rocky Mountains. Distinguished by large expanses of mature forest complemented by small sections of cleared grazing land, the property showcases the natural beauty of the area. The presence of Bragg Creek meandering along the NW corner and the Elbow River crossing the southern property line adds to its allure. Equipped with pre-existing utilities from prior cabin usage, this land is primed for various possibilities. Nearby subdivisions to the west feature 2-acre parcels with rural residential homes, blending natural serenity with modern living. Situated within the West Bragg Creek Area Structure Plan (ASP), the property may align with a vision for thoughtful and sustainable development. For a comprehensive understanding of the ASP, refer to the Rocky View County website. Immerse yourself in the experience by exploring the online video tour, but kindly refrain from accessing the property without an approved showing request. Seize this exceptional chance to own a piece of West Bragg Creek's captivating landscape and envision the endless possibilities that await!

Inclusions:

Property Listed By:

CENTURY 21 BAMBER REALTY LTD.

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







