



THE
A-TEAM

**RE/MAX
FIRST**

5-5-24-20 NE & NW , Rural Rocky View County T3Z 3P8

MLS® #: **A1245888** Area: **NONE** Listing Date: **08/05/22** List Price: **\$4,400,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Residential Land**
 City/Town: **Rural Rocky View County**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **13,939,200 sqft**
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area

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

DOM

838
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Utilities and Features

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

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: Zoning:
Fee Simple **AG**
 Legal Desc:

Remarks

Pub Rmks: **This incredible property at the base of the foothills is prime real estate, a rare opportunity to own a half section near Kananaskis Country. This land borders Crown Land to the North and to the South and has mountain views, rolling hills, lush meadows ... a great mix of all the best parts of living in the country. It gives you**

several amazing sites to build your dream home in a private and secluded setting while still only being 25 minutes from either Calgary, Cochrane, or Stony Nakoda Resort. This would also make the perfect summer getaway in your camper with loads of offroad options for quads, hiking, or just relaxing and exploring. You'll find water on both quarters and an abundance of wildlife including deer, foxes, birds and so much more. (NE & NW quarters must be sold together).

Inclusions:
Property Listed By:

N/A
CIR REALTY

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





