



THE
A-TEAM

**RE/MAX
FIRST**

24016 BOW RIVER BOTTOM Trail, Rural Foothills County T1S 4V9

MLS® #: **A2005251**

Area: **NONE**

Listing Date: **10/07/22**

List Price: **\$3,200,000**

Status: **Active**

County: **Foothills County**

Change: **+\$215k, 23-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Residential Land

City/Town:

Rural Foothills

Year Built:

0

Lot Information

Lot Sz Ar:

1,237,104 sqft

Lot Shape:

Access:

Direct Access,Gravel Road,Major Shopping Nearby,Water Access

Lot Feat:

Park Feat:

DOM

574

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

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

A

Legal Desc:

Remarks

Pub Rmks:

Do you fish? How about a half mile of riverfront on the Bow River, one of the best trout streams in North America. Just love the country? 28.4 acres on the river accessed by a very low usage road with few neighbors. Play Golf? Heritage Pointe is due West and Cottonwood and Carmony are all a quick drive. Still want the

convenience of the City? Across the river from the new South Health Campus and all the shopping and services available nearby in the City subdivisions of Seton and Cranston. City Close, County Quiet. There is a house, old and historic looking that was originally constructed as a fishing lodge in the 1920's. It needs TLC, or instead focus on building your dream home. The barn is newer and in good condition and there is one other utility building currently being upgraded. The land is fenced, so horses if you want. This is such a rare find, you better come and look.

Inclusions:

Property Listed By:

None

SOTHEBY'S INTERNATIONAL REALTY CANADA

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





