



THE
A-TEAM

**RE/MAX
FIRST**

244027 HORIZON VIEW Road, Rural Rocky View County T3Z 3M5

MLS® #: **A2024351**

Area: **NONE**

Listing Date: **02/17/23**

List Price: **\$5,700,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Rocky View

Year Built:

1960

Lot Information

Lot Sz Ar:

871,200 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,689

Low Sqft:

Ttl Sqft:

1,689

DOM

457

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

**4 Level Split,Acreage
with Residence**

Parking

Ttl Park:

6

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Corner Lot,Few Trees,No Neighbours Behind,Private,Rectangular Lot,Views
Double Garage Attached**

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air,Natural Gas

Sewer:

Septic Field

Ext Feat:

Awning(s),Private Yard,Storage

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Well

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer

Int Feat:

Beamed Ceilings,Granite Counters,Kitchen Island,See Remarks,Storage

Utilities:

Electricity Connected,Natural Gas Connected,Phone Available

Room Information

Room

Kitchen

5pc Bathroom

Bedroom

4pc Bathroom

Level

Main

Second

Second

Lower

Dimensions

12`4" x 18`11"

11`11" x 7`6"

11`1" x 9`4"

Room

Living/Dining Room Combination

Bedroom

Bedroom - Primary

Level

Main

Second

Second

Dimensions

16`11" x 24`10"

11`0" x 9`7"

12`1" x 11`6"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-CRD

Pub Rmks:

INVESTOR & BUILDER ALERT! Unlock the Potential in this Acreage for Sale in Springbank, Alberta with Exciting Development Opportunities. This exceptional property offers a rare opportunity to own a beautiful acreage with significant development potential. With about 20 acres of scenic countryside offering breathtaking views of the Rocky Mountains, this property is perfect for developers seeking to create a unique and desirable community. This property is approved to be subdivided into 9, two-acre Country Residential lots by Rocky View County. The property also features a large 4-level-split 1960's custom-built home that is perfect for those looking to live on-site while developing the property or keep the current long-term tenant. The home is beautifully appointed with vaulted ceilings and many updates over the years including a large kitchen with granite countertops, spa-like bathrooms, and comfortable living spaces. Large windows throughout the home provide stunning views of the surrounding landscape and the Rocky Mountains. Located in the heart of the Springbank community, this property offers easy access to a wide range of amenities, including shopping, dining, and entertainment options not to mention a short 4 minute drive to Calgary City Limit and only a 20-minute drive to downtown Calgary. This property is located about 3 kilometers from the new ring road (Stoney Trail) which provides easy and quick access to this property . It is also in close proximity to highly regarded public and private schools, making it an ideal location for families. Don't miss your chance to unlock the potential of this exceptional property. Schedule a viewing and learn more about the exciting development opportunities available in Springbank.

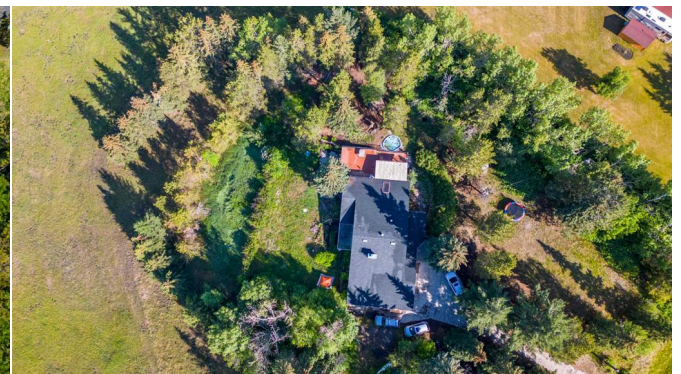
Inclusions:

Property Listed By:

Storage shed

RE/MAX REAL ESTATE (CENTRAL)

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



244027 Horizon View Road

