



THE
A-TEAM

**RE/MAX
FIRST**

W-5 R-2, T- 26 ,S-9 Q SW RANGE ROAD 24 Road #Rocky Ridge Road, Rural Rocky View County T3R 1E4

MLS® #: **A2028674**

Area: **Bearspaw_Calg**

Listing Date: **03/02/23**

List Price: **\$8,750,000**

Status: **Pending**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Residential Land

City/Town:

**Rural Rocky View
County**

Finished Floor Area

Abv Sqft: **0**

Low Sqft:

Ttl Sqft:

Year Built:

0

Lot Information

Lot Sz Ar:

12,240,360 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

DOM

444

Layout

Beds: **0**

Baths: **0.0 (0 0)**

Style:

Parking

Ttl Park: **0**

Garage Sz:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

Fnd/Bsmt:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Title:

Fee Simple

Legal Desc:

Zoning:

AG

Remarks

Pub Rmks:

Sellers would look at vendor financing (VTB). This area is being identified as a future residential growth area between Calgary and Bearspaw, Currently zoned AG,

Prime development location. This property provides an excellent opportunity for a developer/investor. 281 ACRES of land. It is inside the Bearspaw Area Structure Plan. .Located 1/4 mile north of the Calgary city limits near the northwest Calgary community of Rocky Ridge Ranch. Between Rocky Ridge Road and Range Road 23. .- This land is extremely well situated to benefit from the continuing expansion around it. With each major announcement, the land becomes more valuable. The MD of Rocky View has set records for development to meet strong real estate demand in the surrounding areas. This property a minute from Calgary.. This property is located within an approved Area Structure Plan in Rocky View County

Inclusions:

Property Listed By:

None

CIR REALTY

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



