



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: Active County: Rocky View County Change: None Association: Fort McMurray



General Information

Prop Type: Land Residential Land
Sub Type: Rural Rocky View County
City/Town: County
Year Built: 0
Lot Information
Lot Sz Ar: 12,240,360 sqft
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: 0
Low Sqft:
Ttl Sqft:

DOM
660
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

Table with 6 columns: 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



