



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**NONE , Rural Rocky View County T4C2Y1**

MLS® #: **A2076239** Area: **NONE** Listing Date: **08/31/23** List Price: **\$5,300,000**  
Status: **Active** County: **Rocky View County** Change: **-\$100k, 25-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Land**  
Sub Type: **Commercial Land**  
City/Town: **Rural Rocky View County**

Year Built: **0**  
Lot Information  
Lot Sz Ar: **3,338,874 sqft**  
Lot Shape:

Access: **Accessible to Major Traffic Route, Direct Access, Major Shopping Nearby**  
Lot Feat: **Backs on to Park/Green Space, Native Plants, Near Golf Course, Pasture, Views**  
Park Feat:

DOM

**262**  
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **A-Gen**  
Legal Desc: **2211247**

Remarks

Pub Rmks: **The view stretches from SE to NW over to the mountains and down the valley to the Bow River. It is all breathtakingly right there. Contiguous to the historic Glenbow Ranch and the associated Provincial Park these parcels sit immediately west of the Park and provide the same native fescue land cover that sustained the buffalo and the first nations peoples, and the cattle ranches that followed. Recently subdivided these 76.65 acres are offered in two parcels allowing a range of future use opportunities. Perfect for a country estate with wonderful building sites and ample space for horse lovers or developable into smaller parcels that can allow a few select neighbors to enjoy the site with you. If you want to preserve the legacy explore the advantages of a nature conservancy with its tax advantages and as this is part of the Glenbow Ranch Area Structure Plan consider the value of Transfer Development Credits that can be created. There is much to see and**

Inclusions:

**more to explore with this rare piece of Alberta land.**

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**





