

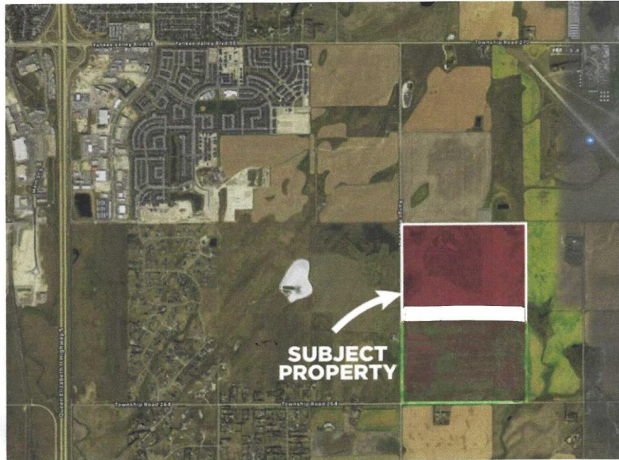


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**RANGE ROAD 292 W-4 R-29 T-26 S - NW , Rural Rocky View County T0M0E0**

MLS@#: **A2081159**      Area: **NONE**      Listing Date: **09/15/23**      List Price: **\$4,800,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      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: **6,969,600 sqft**  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

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

DOM

**505**  
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 Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple**      Zoning: **AG**  
 Legal Desc:

Remarks

Pub Rmks: **160 ACRES OR 64.7 HECTARES RAW LAND INSIDE BALZAC ANNEXATION. SOUTH EAST OF THE CITY OF AIRDRIE AND NEXT TO AIRDRIE AIRPORT. GREAT INVESTMENT**

**LAND OR SUB-DIVISION POTENTIAL.** East of Queen Elizabeth 11 Hwy - East on Township Road 270 - 1 km South on Range Road 292. South West of Airdrie Airport.-  
 This land is extremely well situated to benefit from the expansion around it. With each major announcement, the land becomes more valuable. The MD of Rocky View has set records for development in an effort to meet strong real estate demand in the surrounding areas. Environmental Phase One & Site Plan completed  
**NONE**  
**RE/MAX REALTY PROFESSIONALS**

Inclusions:  
 Property Listed By:

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

Balzac East Area Structure Plan

Schedule 'A' of Bylaw C-5177-2000

Figure 2: Conceptual Vision

