



THE
A-TEAM

**RE/MAX
FIRST**

563 Highway, Rural Rocky View County T3Z 3S5

MLS® #: **A2086211** Area: **Artist View Park W** Listing Date: **10/05/23** List Price: **\$5,280,000**
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: **3,852,446 sqft**
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area

Abv Sqft: **0**
Low Sqft:
Ttl Sqft:

DOM

227
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

<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: **7510024**

Remarks

Pub Rmks: **This listing includes 88.44 acres currently zoned A-gen, with this gently sloping natural lands it gives beautiful views of both the Calgary skyline and the Rocky Mountains perfectly set up for those estate acreages. Located as part of a unique acreage community of Artists View Park, offering it's residents quiet living, stunning mountain views combined with excellent access to city conveniences. Minutes from Calgary Olympic Park, retail, and entertainment amenities and some of Alberta's finest private and public schools. Easy access off highway 1 off range road 31/Old Banff Coach Road... 1 hour and 20 minutes to World Famous Banff National Park.**

Inclusions: **N/A**

Property Listed By:

CENTURY 21 FOOTHILLS REAL ESTATE

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

