

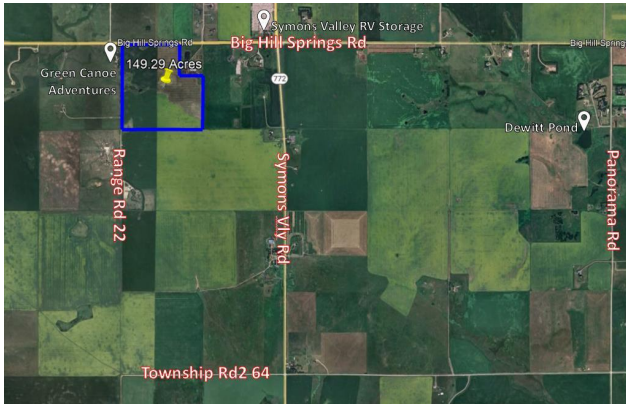


THE A-TEAM

RE/MAX FIRST

Big Hill Springs Road RGE 22 , Rural Rocky View County T4B 4R7

MLS® #: **A2090922** Area: **NONE** Listing Date: **11/06/23** List Price: **\$2,999,000**
 Status: **Active** County: **Rocky View County** Change: **-\$201k, 29-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: **6,503,072 sqft**
 Lot Shape:

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

DOM

380
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking
 Ttl Park: **0**
 Garage Sz:

Access: **Accessible to Major Traffic Route**
 Lot Feat:
 Park Feat:

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	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **A-GEN**
 Legal Desc:

Remarks

Pub Rmks: **150 acres+/- rolling land with a seasonal pond, north boundary fronts onto Big Hill Springs Rd and between Range Road 21 and 22. Prime location with both country quiet and city convenient. Great investment opportunity as development is happening right now-within the City of Airdrie- Big Hill Springs Road-(West side). Located just 10 km west of Airdrie- Cross Iron Mills, Balzac and COSTCO are just minutes away.**

Inclusions: **N/A**

Property Listed By:

RE/MAX COMPLETE REALTY

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