



THE
A-TEAM

**RE/MAX
FIRST**

RANGE RD 275 , Rural Rocky View County T1X0H6

MLS® #: **A2097598**

Area: **NONE**

Listing Date: **12/12/23**

List Price: **\$1,699,999**

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

Year Built:

0

Lot Information

Lot Sz Ar:

4,358,178 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

159

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

Fnd/Bsmt:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Title:

Fee Simple

Legal Desc:

Zoning:

A-GEN

Remarks

Pub Rmks:

Build **2 Detached Homes on this prime property. 100 acres of land next to the Western Irrigation District Canal, located one quarter section South of Glenmore Trail. Property is ideally located between Calgary and Langdon. There is Residential Development to the West. Existing rental income from Crop and 2 Surface leases with an Oil and Gas company. Note: Home rendering for visual purpose only (Source: Image by WangXiNa on Freepik).**

Inclusions:

N/A

Property Listed By:

Creekside Realty

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

