



THE
A-TEAM

**RE/MAX
FIRST**

234101 RANGE ROAD 280 , Rural Rocky View County T1X 0K5

MLS® #: **A2099257**

Area: **NONE**

Listing Date: **01/02/24**

List Price: **\$1,900,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$100k, 10-May**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Industrial Land

City/Town:

Rural Rocky View

Year Built:

0

Lot Information

Lot Sz Ar:

2,178,000 sqft

Lot Shape:

Rectangular Lot

Access:

Direct Access, On Major Traffic Route, Paved Road, See Remarks

Lot Feat:

Rectangular Lot

Park Feat:

Rectangular Lot

DOM

138

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

0

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

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

A-SML

Legal Desc:

2110194

Remarks

Pub Rmks:

50 Acres of land at prime location at the intersection of Glenmore Trail and HWY 791 (Range Road 280) on paved road. Only 4 Miles from Calgary City limits & 1 Mile from Chestermere City Limits. Only 20km to Calgary Downtown & 3 minutes to Chestermere High School. Very nice City, Downtown and Mountain view. Seller has the two houses plans for this property one 3600 Sf two Story walkout with 4 car attach Garage and one Bungalow 1600 Sf walkout with Triple attach Garage. Seller may carry first mortgage on the property.

Inclusions:

Vacant Land only

Property Listed By:

FIVE STAR REALTY

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

