



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**RR 281 , Rural Rocky View County T1Z0C4**

MLS®#: **A2099622**      Area: **NONE**      Listing Date: **01/03/24**      List Price: **\$2,800,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Residential 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

**385**  
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

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

Remarks

Pub Rmks: **Great investment opportunity! This quarter section is 1.5 miles north of Country Hills Blvd (Highway 564) and 8 minutes from Stoney Trail. Income producer that's perfect for Investors/Developers. Located near the OMNI area structure plan and East of Prairie Royal Estates. Land has alternating crops of wheat and barley.**

Inclusions:

**None**

Property Listed By:

**CENTURY 21 BAMBER REALTY LTD.**

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