

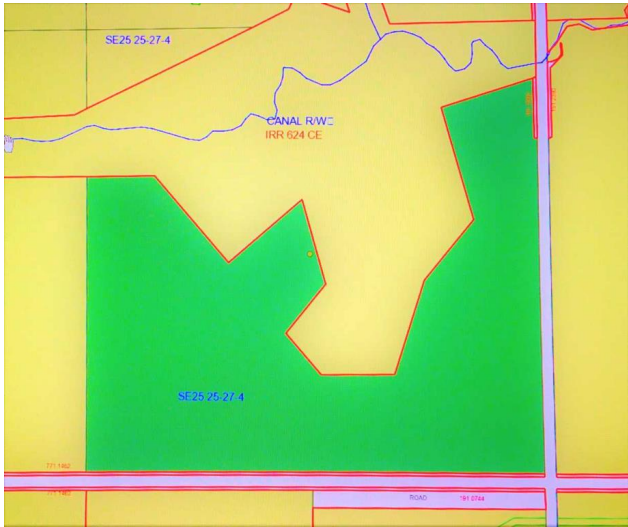


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**270020 HIGHWAY 564 - TWP254 Township, Rural Rocky View County T1Z0T3**

MLS® #: **A2099731**      Area: **NONE**      Listing Date: **01/04/24**      List Price: **\$1,200,000**  
 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: **3,484,800 sqft**  
 Lot Shape:

Access: **Paved Road,Water Access**  
 Lot Feat:  
 Park Feat:

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

DOM  
**433**  
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>
			Legal/Tax/Financial		

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

Remarks

Pub Rmks: **Build your new home, ranch, farm, and business on this large 80-acre parcel. Located only 15 minutes east of Stony Trail and only 25 minutes from YYC Airport. Fenced 80+ acres with agricultural zoning. Flat and rolling land backing onto a water irrigation district reserve. Corner lot with highway frontage and additional range road side access. New paid-for commercial 300 amp/3 phase/75 kW electrical service, drilled water well, and natural gas line on the property. Included are two partially finished large two-storey steel seacan outbuildings designed for offices and shop. Total of 26 stacked sea cans included with the property purchase. Not permanent—can be moved. Additional development permit drawings, site plans, and other related documents available. Current agricultural land use allows for farming, ranching, and other agricultural business development possibilities. Property borders water irrigation district to the north. New property with three street addresses: 254015 RR270, 270020 TWP 254, and 270020 Highway 564, Rocky View County. Seller May Finance a portion of Purchase Price.**

Inclusions: **TWO SEACAN OUTBUILDINGS**  
Property Listed By: **RE/MAX COMPLETE REALTY**

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















