



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

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

Year Built:

0

Lot Information

Lot Sz Ar:

3,484,800 sqft

Lot Shape:

Access:

Paved Road,Water Access

Lot Feat:

Park Feat:

DOM

136

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

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

Level

Dimensions

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

A-GEN

Remarks

Pub Rmks:

BUILD YOUR NEW HOME, RANCH, FARM AND BUSINESS ON THIS LARGE 80 ACRE PARCEL. LOCATED ONLY 15 MINS EAST OF STONY TRAIL AND ONLY 25 MINS FROM YYC AIRPORT. FENCED 80+ ACRES WITH AGRICULTURAL ZONING. FLAT AND ROLLING LAND BACKING ONTO WATER IRRIGATION DISTRICT RESERVE. CORNER LOT WITH HIGHWAY FRONTAGE AND ADDITIONAL RANGE ROAD SIDE ACCESS. NEW PAID FOR COMMERCIAL 300 AMP/ 3 PHASE/75KW ELECTRICAL SERVICE, DRILLED WATER WELL AND NATURAL GAS LINE ON PROPERTY. INCLUDED ARE TWO(2) PARTIALLY FINISHED LARGE TWO STOREY STEEL SEACAN OUTBUILDINGS DESIGNED FOR OFFICES AND SHOP. TOTAL OF 26 STACKED SEA CANS INCLUDED WITH 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 AG BUSINESS DEVELOPMENT POSSIBILITIES. PROPERTY BORDERS WATER IRRIGATION DISTRICT TO NORTH. NEW PROPERTY WITH THREE STREET ADDRESSES: 254015 RR270, 270020 TWP 254 and 270020 HIGHWAY 564 ROCKY VIEW COUNTY.

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





WEST VIEW



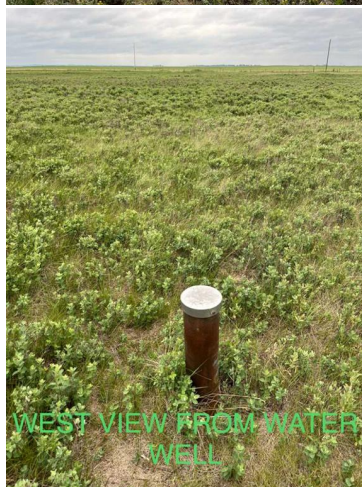
WEST VIEW. PROPERTY
EXTENDS TO TOP OF
GRADE.



NORTH VIEW OVER
WATER IRRIGATION
DISTRICT.
CROSS FENCED.



SOUTH VIEW



WEST VIEW FROM WATER
WELL



NORTH VIEW FROM
WATER WELL

