



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**252 OCTOBER GOLD Way, Rural Rocky View County T3Z 0A4**

MLS® #: **A2100631**

Area: **Elbow Valley West**

Listing Date: **01/10/24**

List Price: **\$599,900**

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**

Year Built:

**0**

Lot Information

Lot Sz Ar:

**21,780 sqft**

Lot Shape:

Access:

**Accessible to Major Traffic Route,Paved Road**

Lot Feat:

**Cleared,Cul-De-Sac,Few Trees,Interior Lot,Near Golf Course,Pie Shaped Lot**

Park Feat:

DOM

**130**

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
Condo Fee: <b>\$185</b>		Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>		Zoning: <b>R-1</b>	
Legal Desc:	<b>0714894</b>				

Remarks

Pub Rmks: **The property is situated at 252 October Gold Way in the estate community of Elbow Valley West. It is on a cul-de-sac, providing a quiet and family-friendly**



environment. The property boasts a 1/2-acre pie-shaped lot, making it spacious and ideal for various outdoor activities. The lot is shown with a pre-designed "Mariner" Model Home by Lighthouse Custom Homes Inc., spanning 4836 square feet. The home is designed with a total of 6 bedrooms, catering to the needs of a growing family. The home design incorporates thoughtful elements for practical living, such as a spacious mudroom, a 3-car garage, a walkthrough pantry, and a large kitchen for efficient grocery unloading. The main floor features a generously sized home office, suitable for remote work. Elbow Valley West offers various amenities, including a new playground, picnic area, pickleball court, and outdoor rink in winter. The proximity to schools and the Canada Trail, along with nearby golf courses and shopping in Aspen Landing, adds to the appeal. With the opening of the West Leg of Stoney Trail, the commute to downtown and the airport is significantly shortened. PLEASE NOTE THIS LISTING FOR THE LAND ONLY.

Inclusions:

N/A

Property Listed By:

RE/MAX Realty Professionals

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







