



THE
A-TEAM

**RE/MAX
FIRST**

32 Street, Rural Foothills County T0L 0X0

MLS®#: **A2108314** Area: **NONE** Listing Date: **02/16/24** List Price: **\$2,100,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Residential Land**
 City/Town: **Rural Foothills County**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **1,415,264 sqft**
 Lot Shape:

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

DOM

291
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

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:
Fee Simple **A**
 Legal Desc:

Remarks

Pub Rmks: **Location: Situated in the heart of a fast-growing area, with easy access to South Calgary, shopping centers, recreational facilities, golf courses, schools, and hospitals, making it highly desirable for potential buyers. Features: The land offers a good mix of hayland and bush, catering to diverse development possibilities.**

Its natural features could appeal to developers seeking versatile landscapes for residential or mixed-use projects. Development Potential: With its size and layout, there is significant potential for subdivision into seven 4-acre parcels. Full access from both the east and west boundaries enhances the appeal and feasibility of the project. Approval Process: The accessibility and layout of the land make it conducive to presenting a compelling case to the Foothills Municipal District for approval, streamlining the development process. Overall, this property presents an excellent opportunity for developers and investors looking to capitalize on the growing demand for residential or mixed-use developments in the area. For further inquiries or to discuss potential investment opportunities, please feel free to reach out.

Thank you

Inclusions:

NONE

Property Listed By:

First Place Realty

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