



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**

Year Built:

**0**

Lot Information

Lot Sz Ar:

**1,415,264 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area

Abv Sqft:

**0**

Low Sqft:

Ttl Sqft:

DOM

**94**

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:

**Fee Simple**

Legal Desc:

Zoning:

**A**

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**

**NONE**

**First Place Realty**

Inclusions:

Property Listed By:

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

















