



THE
A-TEAM

**RE/MAX
FIRST**

WOODLAND Heights, Rural Rocky View County T3R 1C6

MLS® #: **A2108832** Area: **Woodland Heights** Listing Date: **03/11/24** List Price: **\$898,000**
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 County**
Year Built: **0**
Lot Information
Lot Sz Ar: **174,240 sqft**
Lot Shape:
Access:
Lot Feat:
Park Feat:

DOM

68
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		CR			
Legal Desc:		9612568			
Remarks					

Pub Rmks: **This is a once in a lifetime property. Featuring abundant trees throughout, and a gentle slope towards the shallow gully at the back, ideal for building your trophy home with a walk-out basement and the privacy and serenity of one of the most beautiful lots in the very sought after area of Woodland Heights. Nature, wildlife,**

peace & quiet and space amongst the trees is just the start. This is truly the most impressive blank canvas available. Utility entry is nearby but not yet installed on the property. The next owner has ultimate flexibility to design and build to suit. The neighboring driveway has an easement for their access and is partially on this land. Please do not access without consent from listing agent to respect neighbors privacy. Your dream awaits! Take 1A West, turn right on Woodland Road to "T" intersection - turn left - sign will be on fence. Do not access neighboring driveway without advance permission from listing agent. Thank you.

Inclusions:

Property Listed By:

N/A

Sotheby's International Realty Canada

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





