



THE
A-TEAM

**RE/MAX
FIRST**

240226 RANGE ROAD 280 , Rural Rocky View County T1X 2L4

MLS® #: **A2109186**

Area: **NONE**

Listing Date: **02/21/24**

List Price: **\$2,000,000**

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:

870,764 sqft

Lot Shape:

DOM

88

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Direct Access,On Major Traffic Route

Lot Feat:

Cleared,Farm,Few Trees,Gentle Sloping,Near Golf Course,Views

Park Feat:

Utilities and Features

Roof:

Construction:

Heating:

Flooring:

Sewer:

Water Source:

Ext Feat:

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

Electricity Available,Natural Gas Available,Phone Available

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0811026

Zoning:

A-SML p8.1

Remarks

Pub Rmks:

DEVELOPMENT LAND - CENTRAL TO EXISTING INFRASTRUCTURE and future growth. Located adjacent to CHESTERMERE HIGH SCHOOL - Less than 1km east of Chestermere - 1.7km south of Trans-Canada Highway - 6.5km east of Calgary - and 12.5km west of the future De Havilland Field. ACCESS to this land is DIRECTLY FROM HIGHWAY 791. There are 19.99 ACRES of mostly farmed land. There is bush along the north boundary and a rail line along the southeast. Included from the former home site is a Quonset, as well as a farmhouse (not habitable), garage and smaller outbuildings. The seller discloses the buildings have not been maintained and no longer suitable for use. Entrance is not permitted for safety. Property improvements and goods are sold as-is with the land.

Inclusions:

Property and goods sold as-i at the time of possession.

Property Listed By:

RE/MAX First

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



