



THE
A-TEAM

**RE/MAX
FIRST**

260100 GLENBOW Road, Rural Rocky View County T4C 1A3

MLS®#: **A2110666**

Area: **Bearspaw_Calg**

Listing Date: **03/06/24**

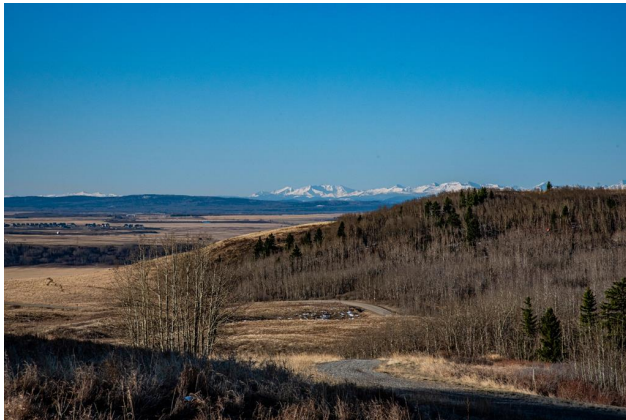
List Price: **\$1,100,000**

Status: **Pending**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Residential Land

City/Town:

Rural Rocky View

Finished Floor Area

County

Abv Sqft:

0

Year Built:

0

Low Sqft:

Ttl Sqft:

Lot Information

Lot Sz Ar:

1,007,107 sqft

Lot Shape:

DOM

73

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Gravel Road

Lot Feat:

Irregular Lot,See Remarks,Treed,Views

Park Feat:

Utilities and Features

Roof:

Heating:

Sewer:

None

Ext Feat:

Construction:

Flooring:

Water Source:

Well

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

Electricity at Lot Line,Natural Gas Available,Phone At Lot Line

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1710484

Zoning:

R-RUR

Remarks

Pub Rmks:

Escape the city and discover the epitome of tranquility with this remarkable property boasting panoramic mountain views and rolling hills adorned with native grass and trees. Overlooking the expansive Glenbow Ranch provincial park, immerse yourself in nature's splendor. Investors or as your personal future personal property this offering is a 20-acre R-RUR parcel, ripe with development potential. From maintaining it as a single lot to subdividing into up to five 4-acre lots (subject to

Rocky View County guidelines), the possibilities are endless. Available utilities include ability to drill for well water or convenient access to a water co-op adjacent to the south property line plus power is available on the eastern property line and natural gas line runs North to South along the length of the property. A gravel road connected to Glenbow Road and built to municipality standards is included with this purchase. Just minutes from the charming town of Cochrane and a mere 30-minute drive to downtown Calgary, experience the perfect fusion of rural serenity and urban convenience. Don't let this opportunity pass you by. Contact us today to make this property yours!

Inclusions:

N/A

Property Listed By:

Houston Realty.ca

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

