



THE
A-TEAM

**RE/MAX
FIRST**

34024 TOWNSHIP ROAD 260 Road, Rural Rocky View County T4C 1A2

MLS®#: **A2110759**

Area: **NONE**

Listing Date: **03/25/24**

List Price: **\$5,150,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Agri-Business**
Sub Type: **Agriculture**
City/Town: **Rural Rocky View County**

Year Built: **0**
Lot Information
Lot Sz Ar: **5,859,691 sqft**
Lot Shape:

Access: **Accessible to Major Traffic Route**
Lot Feat: **Cleared,Farm,Garden,Gentle Sloping,Meadow,Native Plants,Pasture,See Remarks,Subdivided,Treed,Views**
Park Feat:

Finished Floor Area

Abv Sqft: **0**
Low Sqft:
Ttl Sqft:

DOM

55
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: **None**
Int Feat:
Utilities:

Construction:
Flooring:
Water Source:
Fnd/Bsmt:

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: **Fee Simple**
Legal Desc:
Zoning: **A-Gen**

Remarks

Pub Rmks: **Bordered by the Glenbow Ranch Provincial Park this 134 acre parcel offers spectacular view of the mountains and down into the Bow Valley. Easily accessed off Highway 1A this parcel sits part way between Cochrane and Calgary. The land is comprised of flat cultivated land, rolling pasture and dramatic coulees. As part of**

the Glenbow Ranch Area Structure Plan there is future development potential. The sizeable house, a bi-level, is dated but liveable and is supported by a Quonset shop/storage shed, a double detached garage and animal shelters. The property currently has a tenant in place. This is wonderful land for a country equestrian estate in a very accessible location with ample land for growing, grazing or riding.

Inclusions:
Property Listed By:

All goods remaining in or at the property at possession become the property of the buyer
Sotheby's International Realty Canada

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





