



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**133 ALANDALE Place, Rural Rocky View County T3Z 3L9**

MLS®#: **A2112119**

Area: **Springbank**

Listing Date: **03/04/24**

List Price: **\$745,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$50k, 07-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

**Land**

Sub Type:

**Residential Land**

City/Town:

**Rural Rocky View**

Year Built:

**0**

Lot Information

Lot Sz Ar:

**87,120 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**0**

Low Sqft:

Ttl Sqft:

DOM

**76**

Layout

Beds:

**0**

Baths:

**0.0 (0 0)**

Style:

Parking

Ttl Park:

**0**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Construction:

Flooring:

Water Source:

**Private**

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Condo Fee:

**\$159**

Title:

**Fee Simple**

Fee Freq:

**Monthly**

Zoning:

**R-CRD**

Legal Desc:

**1912209**

Remarks

Pub Rmks:	<b>Welcome to this once-in-a-lifetime opportunity to build your dream estate amidst breathtaking mountain views on a 2-acre lot! Situated at the pinnacle of a tranquil cul-de-sac, this prime piece of land promises an unparalleled living experience, combining natural grandeur with urban convenience. With an expansive 2-acre canvas, you'll have ample space to design and craft the residence you've always envisioned with panoramic views to the South and West. Masterfully designed architectural guidelines govern the style, quality, and aesthetic of this community. Enjoy being less than 5 minutes to Westside amenities and Stoney Trail, without the road noise. Don't miss your chance to own a slice of paradise, and be part of the Lazy-H Estates Legacy in conjunction with Rockwood Custom Homes.</b>
Inclusions:	<b>N/A</b>
Property Listed By:	<b>eXp Realty</b>

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







