



THE
A-TEAM

**RE/MAX
FIRST**

280235 TOWNSHIP ROAD 240 , Rural Rocky View County T2P 2G7

MLS® #: **A2114817**

Area: **NONE**

Listing Date: **04/12/24**

List Price: **\$3,400,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$350k, 18-May**

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:

1,510,225 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

37

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

Legal/Tax/Financial

Level

Dimensions

Title:

Fee Simple

Legal Desc:

7911465

Zoning:

AG

Remarks

Pub Rmks:

Opportunity knocks- are you a farmer, developer, business owner? Have you been looking for your next project? Look no further! This amazing property is for sale for the first time in over 50 years! Amazing location just outside the City of Chestermere limits on paved road, complete with street lights! WYD Canal is right there for the ability to water. The opportunities are endless with this amazing 35 acre parcel. Property is fully fenced. Bungalow with attached garage that has been updated on the exterior, new hardy board siding, roof & windows leaving the inside ready for the New buyer to do what sees fit. There are corrals, waterers, multiple sheds and shelters, and a 30 by SHOP with 2 work bays, office area, and mezzanine. The shop is heated and has 3 phase power. Lots of room for trucks and equipment to park and maneuver. Balance of land is in Hay. Lots of room for animals. Gorgeous mountain and City views allowing for Endless opportunities and

tonnes of potential. West side of the property has access to gravel road, north side of the property bordering twp 240. The east side of the City of Calgary is booming with opportunity and has the benefit of easy access to the Number 1 Highway. There is an older mobile home on the property as well, (has been empty for a couple years)the property wold be perfect for future housing development, commercial - book a showing with your favourite Realtor- and let the planning and dreams begin. Do not access property without a Realtor and proper notice

Inclusions:

Property Listed By:

n/a

RE/MAX Key

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





