



THE
A-TEAM

**RE/MAX
FIRST**

TOWNSHIP 244 Road, Rural Rocky View County T3Z 2M9

MLS® #: **A2116559** Area: **Springbank** Listing Date: **04/08/24** List Price: **\$1,995,000**
Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
Sub Type: **Residential Land**
City/Town: **Rural Rocky View County**
Year Built: **0**
Lot Information
Lot Sz Ar: **3,939,566 sqft**
Lot Shape:
Access: **See Remarks**
Lot Feat: **Irregular Lot, See Remarks, Treed, Views**
Park Feat:

DOM

41
Layout
Beds: **0**
Baths: **0.0 (0 0)**
Style:

Parking

Ttl Park: **0**
Garage Sz:

Utilities and Features

Roof: Construction:
Heating: Flooring:
Sewer: Water Source:
Ext Feat: **Drinking Water, See Remarks, Well**
Fnd/Bsmt:

Kitchen Appl:
Int Feat:
Utilities: **Electricity at Lot Line, Phone Available, Natural Gas at Lot Line, See Remarks**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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Legal/Tax/Financial

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

Remarks

Pub Rmks: **STUNNING ROCKY MOUNTAIN VIEWS. This land has been in the same family since 1936. Not very often does a property of this type come to market. With a total of 90.44 acres(+/-), it has one of the most spectacular views of the Rocky Mountains in the area. The potential building site gives you a 180 degree panoramic view, it is absolutely breathtaking. The Seller has drilled a new well in 2022 with strong flow and with very good water. The attached photo's don't do the view justice, you really need to see it in person. There is a great site to build a walk out basement, and lots of room for out buildings and corrals if horses are your thing. We are happy to set up an appointment for you to come out and view this once in a lifetime opportunity to own 90ac that is 16km to Calgary and only 33 km from downtown.**

Inclusions:
Property Listed By:

None
CIR Realty

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



