



THE
A-TEAM

**RE/MAX
FIRST**

N/A , Rural Rocky View County T0M 0T0

MLS® #: **A2116582** Area: **NONE** Listing Date: **03/24/24** List Price: **\$390,000**
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: **148,539 sqft**
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area

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

DOM

56
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

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

Title: **Fee Simple** Zoning: **RUR**
Legal Desc: **9813338**

Remarks

Pub Rmks: **Come take advantage of this beautiful location to build your own dream home, and still only be 35 Minutes away from downtown Calgary! 3.41 Acres with a well already installed, with road access, and only 1 immediate neighbour to the south, with the rest being peacefully nestled into some beautiful farm land, to enjoy all**

the sun rises you'd like! Only 15 minutes away from amenities such as restaurants and schools, making it a perfect location to design your own home, and any garages, or out buildings you could need. Call your favourite realtor today for any questions!

Inclusions:

N/A

Property Listed By:

eXp Realty

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

