



THE
A-TEAM

**RE/MAX
FIRST**

RANGE RD 275 , Rural Rocky View County T2P 2G7

MLS® #: **A2116891**

Area: **NONE**

Listing Date: **03/22/24**

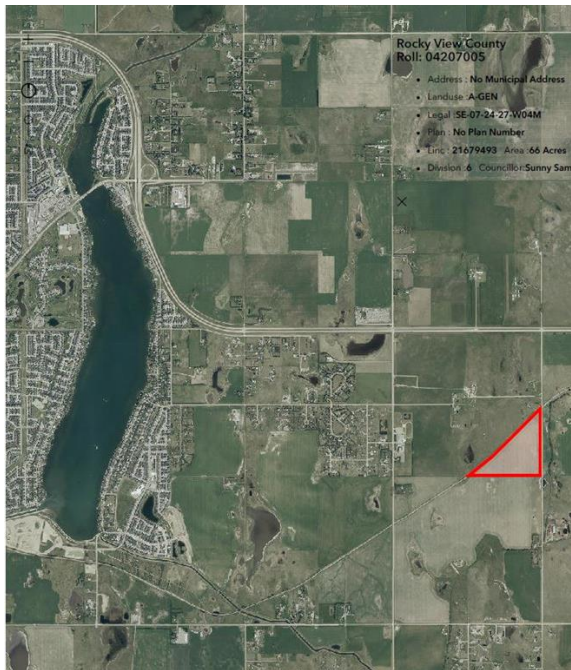
List Price: **\$3,000,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Commercial Land

City/Town:

**Rural Rocky View
County**

Finished Floor Area

Abv Sqft: **0**

Low Sqft:

Ttl Sqft:

Year Built:

0

Lot Information

Lot Sz Ar:

2,874,960 sqft

Lot Shape:

DOM

58

Layout

Beds: **0**

Baths: **0.0 (0 0)**

Style:

Parking

Ttl Park: **0**

Garage Sz:

Access:

Accessible to Major Traffic Route,Airport Nearby,Rail Access

Lot Feat:

Cleared,Farm,Views

Park Feat:

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

Level

Dimensions

Title:
Fee Simple
Legal Desc:

Zoning:
A-GEN

Remarks

Pub Rmks: **Exceptional PROPERTY FOR FUTURE DEVELOPMENT (subject to approvals) with a mountain view. There is IDEAL ACCESS to this property: 1 kilometer south of the TransCanada Highway, 2km from Chestermere Airport, and adjacent to a CN railway. To the west 1km is Chestermere High School, the City of Chestermere is 3km, and Calgary is 11 km away. UTILITIES ARE CLOSE by this property. This slow-rolling land is cleared and being farmed. There are current and past subdivision plans for the properties to the north and south. The Future Home of Dehavilland Field airport is just 11km east.**

Inclusions: **N/A**
Property Listed By: **RE/MAX First**

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

