



THE
A-TEAM

**RE/MAX
FIRST**

Immediate North of 255091 RANGE ROAD 280 , Rural Rocky View County T0M 0T0

MLS® #: **A2117020**

Area: **NONE**

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

List Price: **\$1,599,999**

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:

5,008,528 sqft

Lot Shape:

Access:

Gravel Road

Lot Feat:

Park Feat:

DOM

58

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:

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

AG1

Legal Desc:

Remarks

Pub Rmks:

Seize the opportunity to own a prime parcel of farmland in Rockyview County. This expansive 115-acre property boasts a flat, level terrain that has been fully

cleared, offering excellent accessibility just 20 minutes from Calgary, Langdon and Airdrie. Conveniently positioned near key roadways such as Township Road 254 and 262, with a gravel roadway off of Range Road 280 ensuring effortless access to the property. Adjacent to the property, a canal presents a promising opportunity for future water rights. Don't miss your chance to make this prime farmland yours.

Inclusions:

N/A

Property Listed By:

eXp Realty

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

