



THE
A-TEAM

RE/MAX
FIRST

INVERLAKE Road, Rural Rocky View County T1Z 0V6

MLS®#: **A2117373**

Area: **NONE**

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

List Price: **\$869,000**

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

Year Built:

0

Lot Information

Lot Sz Ar:

4,329,428 sqft

Lot Shape:

Access:

Direct Access

Lot Feat:

Park Feat:

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

57

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

Level

Dimensions

Title:
Fee Simple
Legal Desc:

0610675

Zoning:
A-GEN

Remarks

Pub Rmks:

Trees? Animals? Garden? WATER ACCESS!! LAND INVESTMENT OPPORTUNITY IN PERHAPS THE BUSIEST TRANSPORTATION CORRIDOR IN THE AREA! Plenty of development activity between Chestermere and Strathmore along the TransCanada Highway. Lots of potential!! Seller open to look at offers. Plenty of space to build your home and keep your animals. Hobby farm? Graze some alpacas, sheep, goats, cattle? Just 2 miles north of the TransCanada Highway and approx. 12.5 km. from the rapidly growing City of Chestermere. Strategically, this opportunity is located only about 6 km. (as the crow flies) from the newly-announced de Havilland Field, expected at build-out to comprise approx. 1,500 acres! It has also been announced that this facility could ultimately employ as many as 1,000 - 1,500 people! Other recent economic announcements and activity do indeed make this area an exciting place to invest. Options for surface water -- an irrigation canal of the Western Irrigation District (WID) borders the east side of the property. The WID office will have details details for applying for a yard and garden watering contract or stock watering (applications are subject to approval). Please note GST applicable. Go direct and view from the road - please do not enter the property without permission. There is surface lease revenue and potential for agricultural pursuits/revenue for the 2024 growing season.

Inclusions:
Property Listed By:

None
Tyler Realty Corp. Ltd.

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



