



THE
A-TEAM

**RE/MAX
FIRST**

PANORAMA ROAD , Rural Rocky View County T4B 2A3

MLS®#: **A2117580**

Area: **NONE**

Listing Date: **03/25/24**

List Price: **\$1,400,000**

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:

6,795,360 sqft

Lot Shape:

DOM

55

Layout

Beds: **0**

Baths: **0.0 (0 0)**

Style:

Parking

Ttl Park: **0**

Garage Sz:

Access:

Direct Access

Lot Feat:

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

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

AG

Remarks

Pub Rmks:

Super investment &/or addition to your current farming operation. 156 acres of prime agricultural land in the QE2 corridor just west of the City of Airdrie in Rocky View County. Located just 1 mile off pavement north of Hwy 567. Excellent fertile farmland that boasts mountain views & excellent high & dry building sites for your

potential new yard, home & shop/barn development. East sloping with a flat top on the high west side offering incredible 360 degree views. Surface Lease Revenue of \$4955 (roadway and compressor site annual payments). Land is rented for the 2024 growing season (rental will go to the new owner). Do not miss this outstanding opportunity to own hard to find Alberta farmland under 5 minutes from Airdrie & and the perfect distance from Calgary and YYC international.

Inclusions:

Property Listed By:

N/A

CIR Realty

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











