

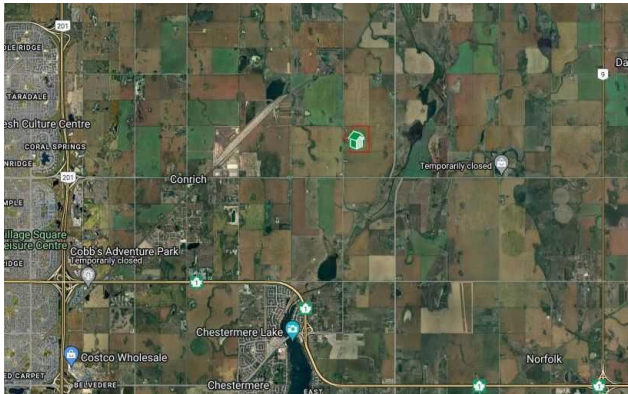


THE
A-TEAM

**RE/MAX
FIRST**

120 ACRES RANGE ROAD 281 , Rural Rocky View County T0M 0T0

MLS® #: **A2117605** Area: **NONE** Listing Date: **03/25/24** List Price: **\$2,100,000**
 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**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **5,227,635 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM
339
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:
Parking
 Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Utilities and Features

Roof:
 Heating:
 Sewer: **None**
 Ext Feat:
 Kitchen Appl:
 Int Feat:
 Utilities: **None**

Construction:
 Flooring:
 Water Source:
None
 Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple**
 Legal Desc:
 Zoning: **A-GEN**

Remarks

Pub Rmks: **Here are 120 Acres of farmland that are currently zoned AG-GEN but are strategically and conveniently located for someone with a longer term vision for the area and property. The parcel sits just outside the current Conrich Area Structure Plan Boundary and about 3.5km from the CN Calgary Logistics Park. It is only 5km from Conrich, 6km from Chestermere and 8.5km from Calgary. The property currently has a 36'x48' shop that is about 10-15 years old and the land is leasing for farming year to year with rotational crops. A treated water line has been laid on the west side of the road while power and gas is on both sides of the property. Access is**

Inclusions:
Property Listed By:

directly off of Range Road 281. Come and explore for yourself today.
None
Coldwell Banker Home Smart Real Estate

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

