



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**NONE , Rural Rocky View County T1X 0H7**

MLS® #: **A2118603**

Area: **NONE**

Listing Date: **03/28/24**

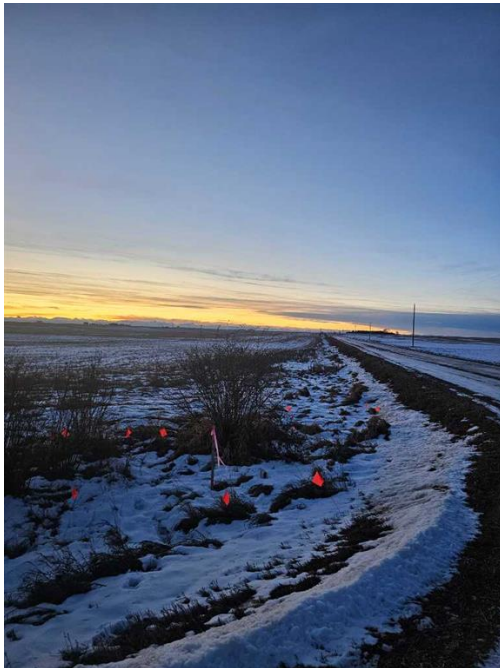
List Price: **\$4,118,000**

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**

Year Built:

**0**

Lot Information

Lot Sz Ar:

**6,185,520 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**0**

Low Sqft:

Ttl Sqft:

DOM

**52**

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:

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:

**AGRI**

Remarks

Pub Rmks:

**This 142 acres of cultivated farmland is a prime Holding Property for Future Development potential. It has a Half-Mile-Long frontage on HWY 22X with in-out access. It is only 2 miles away from the City limit of Calgary. It is inside the CALGARY GROWTH CORRIDOR and is minutes away from the Hotchkiss Community. This prime land and location is great for Trucking or Agribusiness.**

Inclusions:

**N/A**

Property Listed By:

**TREC The Real Estate Company**

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