



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**W4; R28;T22;S34;SW , Rural Rocky View County T1X 0H7**

MLS® #: **A2118603**

Area: **NONE**

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

List Price: **\$2,980,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$820k, 14-Sep**

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:

**6,185,520 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

DOM

**268**

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:

Zoning:  
**AGRI**

Remarks

Pub Rmks: **ATTENTION PRICE REDUCTION\*\*\*\*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 HOTCHKISS COMMUNITY OF Calgary. It is located on Range Road 283 Township 22, immediately adjacent to the CALGARY GROWTH CORRIDOR, and adjacent to the Calgary City limits Range Road 284. This prime land and location is just minutes away from the Ring Road HWY 201 and all Commercial, Service Centers, it is ideal 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**

