



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**

Year Built: **0**
Lot Information
 Lot Sz Ar: **6,185,520 sqft**
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

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

DOM

310
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking
 Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
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Title: **Fee Simple**
Zoning: **AGRI**
Legal Desc:

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

