



THE
A-TEAM

**RE/MAX
FIRST**

32059 WILLOW Way, Rural Rocky View County T4C 2Y4

MLS® #: **A2118649**

Area: **Bearspaw_Calg**

Listing Date: **03/29/24**

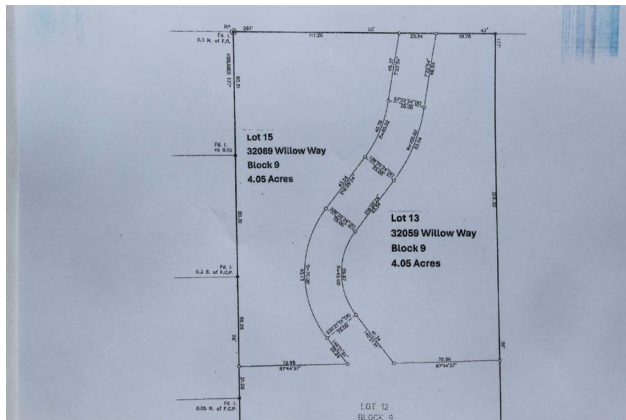
List Price: **\$535,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Residential Land

City/Town:

Rural Rocky View

Finished Floor Area

County

Abv Sqft:

0

Year Built:

0

Low Sqft:

Ttl Sqft:

Lot Information

Lot Sz Ar:

174,240 sqft

Lot Shape:

DOM

51

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Direct Access,Paved Road

Lot Feat:

Park Feat:

Utilities and Features

Roof:

Heating:

Sewer:

None

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

Co-operative

Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Legal/Tax/Financial					
Title:		Zoning:			
Fee Simple		R-RUR			
Legal Desc:		2411003			
Remarks					

Pub Rmks:

This is a new 4.0 acre lot in the Bearspaw Area, just west of Lochend Road. on Willow Way. This property has a nice mix of ponds and grassland. The Rocky View Water Coop capacity unit (paid for by the developer). This land has a private paved approach, gently rolling land, and is south sloping. There is no restrictive covenant, no building commitment, nor Home Owners Association. The other lots in this area are generally 4 acres in size. The lot corners are triple flagged, and the

lot lines have single flags on the stakes. The fence line on the west side is inside the lot by a couple of meters. This is one of two lots on this subdivision, lot 13 and lot 15. Both have similar terrain and views . The configuration of the lots is quite different one from the other

Inclusions:

NONE

Property Listed By:

RE/MAX Real Estate (Mountain View)

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

