



THE A-TEAM

RE/MAX FIRST

TWP RD 245 AND RR 32 , Rural Rocky View County T3Z 2E4

MLS#: A2119407 Area: Springbank Listing Date: 03/31/24 List Price: \$11,495,000
Status: Active County: Rocky View County Change: -\$1,305k, 21-Jan 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: 5,286,877 sqft Lot Shape:

Access: Lot Feat: Park Feat:

Finished Floor Area

Abv Sqft: 0 Low Sqft: Ttl Sqft:

DOM

328 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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Includes sub-headers for Legal/Tax/Financial.

Title: Fee Simple Zoning: A-GEN Legal Desc:

Remarks

Pub Rmks: Exceptional 121.37 acre development site with unobstructed mountain views, gently sloping from northeast to southwest with many potential land use options including commercial, institutional, residential and seniors facilities, strategically located one and a half miles west of the City of Calgary on the south side of the

Trans-Canada Highway adjacent to Commercial Court and across the highway from Bingham Crossing and the proposed COSTCO, potable water available, sanitary wastewater service has recently become available, shallow utilities are available from local service providers, 20.68 acres with buildings in the NE corner of the quarter available at a price to be negotiated.

Inclusions:
Property Listed By:

**none
Houston Realty.ca**

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



