



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: **\$12,800,000**  
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 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

**49**  
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

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 COSTCO, potable water available from Calalta Waterworks, 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**









