



THE
A-TEAM

**RE/MAX
FIRST**

901 1A Highway, Cochrane T4C 2K2

MLS® #: **A2121403** Area: **GlenEagles** Listing Date: **04/09/24** List Price: **\$998,000**
Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
Sub Type: **Residential Land**
City/Town: **Cochrane**
Year Built: **0**
Lot Information
Lot Sz Ar: **180,774 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **0**
Low Sqft:
Ttl Sqft:

DOM

40
Layout
Beds: **0**
Baths: **0.0 (0 0)**
Style:

Parking

Ttl Park: **0**
Garage Sz:

Access:
Lot Feat:
Park Feat:

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>
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **UR R1**
Legal Desc: **2502GN**

Remarks

Pub Rmks: **Back on the Market, impossible find, Oasis on the hill. 4.15 acres of residential land on the ridge within Gleneagles. Incredible privacy and unobstructed 180 degree South and West views. Best suited for single family residential. Future development must consider on site water retention to ensure no downslope impact. Listing Agent related to principal of selling Corporation.**

Inclusions: **N/A**
Property Listed By: **Century 21 Bamber Realty LTD.**

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

