



THE
A-TEAM

**RE/MAX
FIRST**

82064 202 Avenue, Rural Foothills County T1S 2S8

MLS® #: **A2125773**

Area: **NONE**

Listing Date: **04/24/24**

List Price: **\$2,975,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Residential Land

City/Town:

Rural Foothills

Year Built:

0

Lot Information

Lot Sz Ar:

2,122,678 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

25

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

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Title:

Fee Simple

Legal Desc:

Zoning:

A

Remarks

Pub Rmks:

48.72 ACRES of the most desirable land in all of S.W. ** urban/suburban ** Calgary ! Perched on the ridge high above the prestigious Spruce Meadows Equestrian park with unparalleled views of all the city and absolutely every snow capped peak of the awe inspiring Canadian Rockies ----- Original heritage family estate ---- Probate is complete and now offered for sale by the Estate Executor. A once in a life time opportunity now available for the next generation This is an exceptional Legacy property that could be kept intact as one luxury estate with huge future development potential or a partial combination of development now.

Inclusions:

Property Listed By:

As Viewed & described on OTP

Royal LePage Solutions

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











