



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**TOWNSHIP ROAD 272 , Rural Rocky View County T4B 2A3**

MLS® #: **A2126579**

Area: **NONE**

Listing Date: **04/26/24**

List Price: **\$980,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Agri-Business**  
Sub Type: **Agriculture**  
City/Town: **Rural Rocky View**

Year Built: **0**

Lot Information

Lot Sz Ar: **6,093,172 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

**County**

Finished Floor Area

Abv Sqft: **0**

Low Sqft:

Ttl Sqft:

DOM

**23**

Layout

Beds: **0**

Baths: **0.0 (0 0)**

Style:

Parking

Ttl Park: **0**

Garage Sz:

**See Remarks**

**Creek/River/Stream/Pond,Farm,Irregular Lot**

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**  
Legal Desc:

Zoning:  
**AG**

Remarks

Pub Rmks: **Beautiful 139.88 acres +/- with stunning VIEWS in every direction. This property has an improved road (TWP 272) to the SW portion of the quarter, making a great spot to put in an approach to build your dream home. Currently gently rolling pasture with West Nose Creek running through it, making it an ideal property for grazing cattle. Adding to the versatility of the property the North portion of the land was in crop several years ago and rented out. This fantastic location is minutes from Airdrie on the NE corner of TWP 272 and Range Road 24. Please do not enter property without permission. Call to book your private showing!**

Inclusions: **NA**  
Property Listed By: **RE/MAX Rocky View Real Estate**



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









