



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**255073 GLENBOW Road, Rural Rocky View County T4C 0B7**

MLS®#: **A2126705**      Area: **NONE**      Listing Date: **04/26/24**      List Price: **\$1,500,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Residential Land**  
 City/Town: **Rural Rocky View County**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **186,001 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area

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

DOM

**239**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:  
Parking  
 Ttl Park: **0**  
 Garage Sz:

Utilities and Features

Roof:      Construction:  
 Heating:      Flooring:  
 Sewer:      Water Source:  
 Ext Feat:      Fnd/Bsmt:  
 Kitchen Appl:  
 Int Feat:  
 Utilities:

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:      Zoning:  
**Fee Simple**      **R-RUR**  
 Legal Desc:      **1011806**

Remarks

Pub Rmks:      **Outstanding rural home site with majestic mountain views overlooking the bow river valley, prime location surrounded by glenbow ranch and glenbow ranch provincial park, only one close neighbor on the acreage adjacent to the south, site slopes slightly to the southwest and is bordered on two sides with a windbreak of mature trees, easy commuting distance to cochrane (8km) and calgary (16km) via 1a highway.... both visible from property, site is serviced with power, gas, telephone and a new well.... 12 gpm at 125 ft, property has potential to be subdivided into two acre lots.**

Inclusions:      **N/A**  
 Property Listed By:      **Houston Realty.ca**

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