



THE
A-TEAM

**RE/MAX
FIRST**

253130 RR 274 , Rural Rocky View County T1Z 0C8

MLS®#: **A2127711** Area: **NONE** Listing Date: **11/15/24** List Price: **\$595,000**
 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: **161,172 sqft**
 Lot Shape:
 Access: **Gravel Road,Private**
 Lot Feat: **Few Trees**
 Park Feat:

Finished Floor Area
 Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM

78
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: **Private Entrance,Storage** Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Title: **Fee Simple** Zoning: **AG**
 Legal Desc:

Remarks

Pub Rmks: **THESE RARE PROPERTIES don't come up often, + this is your chance to own an AFFORDABLE 3.70-ACRE parcel with so much to offer!!! NESTLED in a quiet, SERENE location just 20 minutes from Calgary, this property provides the perfect BLEND of TRANQUILITY, + CONVENIENCE, away from any main traffic roads yet easily accessible only 0.6 km off pavement. The STUNNING MOUNTAIN VIEWS serve as a BREATHTAKING backdrop, making this an ideal setting for designing and BUILDING your CUSTOM COUNTRY ESTATE HOME. This DEVELOPABLE parcel comes ready to support your VISION, with an operating water well, + electricity already**

in place, powering both the WELL SHED, + the 58'10" x 40'10" SHOP. The shop offers AMPLE room for STORAGE, HOBBIES, or PROJECTS, providing practicality alongside potential. Thoughtfully fenced with Trees, + a Gated Entrance, the property offers PRIVACY, + SECURITY while maintaining its NATURAL CHARM. Whether you're looking to build immediately or use the existing amenities while planning for the future, this property gives you the FLEXIBILITY to CREATE your DREAM HOME on your timeline. With no Architectural Controls, you have the FREEDOM to design a residence that fully captures the BEAUTY of the surroundings. Most custom homes in this area are built to highlight the VIEWS, + SERENITY of the land, blending a connection to NATURE. AFFORDABLE, RARE, + packed with POTENTIAL, opportunities like this don't last long. Leave the property as is, + ENJOY the shop, + open space, or start turning your dream into reality. This is your chance to secure a piece of PARADISE in a highly desirable location that truly offers it all. Call your favorite agent today to SCHEDULE a PRIVATE SHOWING before it's gone!!!

Inclusions:

Property Listed By:

N/A

RE/MAX House of Real Estate

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









