

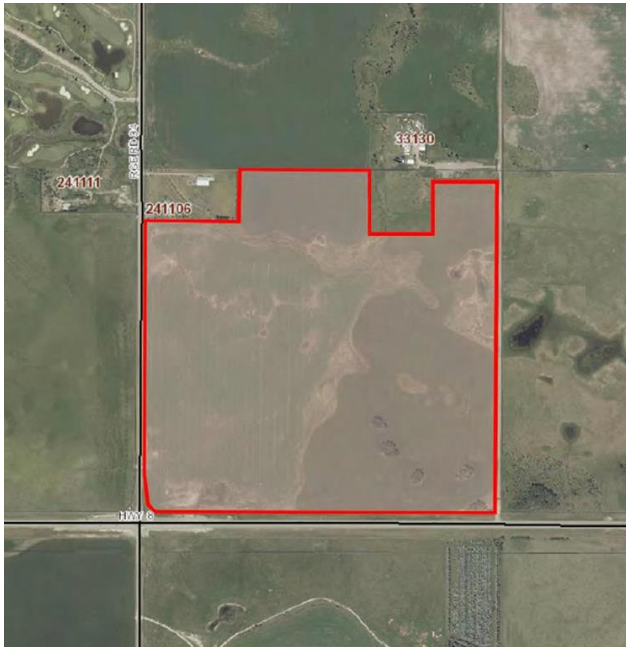


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**33130 241 Township, Rural Rocky View County T3Z 2Y6**

MLS® #: **A2129520**      Area: **Equestrian Estates**      Listing Date: **05/06/24**      List Price: **\$5,490,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Commercial Land**  
 City/Town: **Rural Rocky View County**

Year Built: **0**  
Lot Information  
 Lot Sz Ar: **5,978,174 sqft**  
 Lot Shape:

Access: **Direct Access**  
 Lot Feat:  
 Park Feat:

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

DOM

**200**  
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:  
**Fee Simple**  
Legal Desc:

Zoning:  
**A-Gen**

Remarks

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Pub Rmks: **Prime Development land fronting onto Highway 8 near River Spirit golf course. Included in the yet to be approved Elbow View ASP.**  
Inclusions: **NONE**  
Property Listed By: **Sotheby's International Realty Canada**

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