



THE
A-TEAM

**RE/MAX
FIRST**

46 COULEE Lane, Calgary T3H 5J6

MLS®#: **A2130753** Area: **Cougar Ridge** Listing Date: **06/11/24** List Price: **\$849,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Residential Land**
 City/Town: **Calgary**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **9,364 sqft**
 Lot Shape:

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

DOM

19
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

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>		

Condo Fee: **\$1,375** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**
 Fee Freq: **Annually**

Legal Desc: **0610412**

Remarks

Pub Rmks: **Go and show! Offers open minimum of 24 hours. Deposit by bank draft. Please use text or email only for all questions for record purposes, DO NOT call, no exceptions please. Thank you.**
 Inclusions: **None**

Property Listed By:

Homecare Realty Ltd.

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







