



THE A-TEAM

RE/MAX FIRST

234101 RANGE ROAD 280 , Rural Rocky View County T1X 0K5

MLS#: A2137530 Area: NONE Listing Date: 06/02/24 List Price: \$1,850,000
Status: Active County: Rocky View County Change: -\$145k, 14-Jun Association: Fort McMurray



General Information

Prop Type: Land Residential Land Rural Rocky View County
Year Built: 0
Lot Information: Lot Sz Ar: 2,178,000 sqft
Access: Lot Feat: Park Feat:

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

DOM

106
Layout: 0
Beds: 0.0 (0 0)
Baths:
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Includes sub-headers for Legal/Tax/Financial.

Title: Fee Simple
Legal Desc: 2110194
Zoning: A-SML

Remarks

Pub Rmks: Future development of 50 Acres prime land at the corner of Glenmore Trail and Hwy 791 (Range Road 280) on paved road. Only 4 Miles to Calgary city Limits & 1 Mile to Chestermere City Limits. Only 20 minutes drive to Calgary Downtown, 3 Minutes to Chestermere High School. Very nice City, Downtown and Mountain view. Nice slopes to build Walkout Houses on it. Seller have 2 houses plans for this property 3600 Sf 2 Story walkout with 4 Cars attach Garages and 1600 Sf Bungalow walkout with 3 car Garages. Seller can build it at Extra cost. Seller may carry first Mortgage on the property.

Inclusions: None
Property Listed By: Five Star Realty

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