



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**NE CRNR HWY 552 & HWY 799 , Rural Foothills County T0L0J0**

MLS®#: **A2137933**

Area: **NONE**

Listing Date: **06/08/24**

List Price: **\$998,900**

Status: **Active**

County: **Foothills County**

Change: **-\$41k, 06-Jul**

Association: **Fort McMurray**



General Information

Prop Type:

**Land**

Sub Type:

**Residential Land**

City/Town:

**Rural Foothills**

Finished Floor Area

DOM

**29**

Layout

Beds:

**0**

Baths:

**0.0 (0 0)**

Style:

Year Built:

**0**

Abv Sqft:

**0**

Low Sqft:

Ttl Sqft:

Lot Information

Lot Sz Ar:

**6,929,089 sqft**

Parking

Ttl Park:

**0**

Garage Sz:

Lot Shape:

Access:

**Gravel Road**

Lot Feat:

**Seasonal Water,Pasture**

Park Feat:

Utilities and Features

Roof:

Construction:

Heating:

Flooring:

Sewer:

Water Source:

Ext Feat:

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

**A**

Legal Desc:

Remarks

Pub Rmks:

**Great Investment holding property, or build your dream home while you harvest and graze! Just 26min South Calgary Health Campus, 15min from Okotoks Overpass QE2 and 22 min from D'Arcy Crossing. This Land Zoned as Agricultural, could be subdivided with County Approval. Currently an estimated 65 acres on the southern**

part of the land is cultivated. Previously seeded with green feed, currently seeded with canola. An estimated 95 acres on the North end of parcel is pasture land that has a holding pen for loading livestock. A runoff fed dugout on the NE corner that provides water; with an additional solar panel, float and pump your dugout will be complete! Lots of neighbouring water, seller has never had this dugout dry. Winter months the dugout created a space to enjoy a few hockey games! Small fenced area east of pasture by dugout was used for rotation. Approach from the Range Road into parcel. Best of all worlds on this one.. plant your crop, graze your livestock and build your dream home!

Inclusions:

Property Listed By:

None

CIR Realty

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







