



THE
A-TEAM

**RE/MAX
FIRST**

Range Road 14 BIG HILL SPRINGS , Rural Rocky View County T0T 0T0

MLS®#: **A2139262** Area: **NONE** Listing Date: **06/07/24** List Price: **\$2,600,000**
 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: **3,484,364 sqft**
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat:

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

DOM
197
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:
Parking
 Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **None**
 Sewer:
 Ext Feat:
 Kitchen Appl:
 Int Feat:
 Utilities:
 Construction:
 Flooring:
 Water Source:
Other
 Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **A-SML**
 Legal Desc: **0713149**

Remarks

Pub Rmks: **80 acres+/- rolling land with a seasonal creek, south boundary fronts onto Big Hill Springs Rd and between Range Road 13 and 14. This 80 acres is both country quiet and city convenient. No buildings. This is a great investment opportunity as development is happening right now-within the City of Airdrie- Big Hill Springs Road-(West side) and this property is only 3 km west of Airdrie. A seasonal creek runs through the north location of the 80 acres and offers great views, future**

building sites(contact Rockyview County). Lots of natural wildlife- moose, deer, geese and ducks. Updates will appear as available. Land is fully fenced currently leased yearly with cattle running on it. 50 acres in hay and 30 acres in pasture. Located just 3 km west of Airdrie- Cross Iron Mills, Balzac and COSTCO are just minutes away. Please be considerate- tenant is running cattle and there are fencing and gate considerations- access permission required. Call for more details. Thank you.

Inclusions:

none

Property Listed By:

CIR Realty

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