



THE
A-TEAM

**RE/MAX
FIRST**

R3 T24 S6 W5 , Rural Rocky View County T3Z2Y6

MLS®#: **A2140471** Area: **Elbow Valley** Listing Date: **06/20/24** List Price: **\$10,500,000**
 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: **27,355,680 sqft**
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

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

DOM

88
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof:
 Heating:
 Sewer:
 Ext Feat:
 Kitchen Appl:
 Int Feat:
 Utilities:

Construction:
 Flooring:
 Water Source:
 Fnd/Bsmt:

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** Zoning: **A-Gen (Agricultural Gener**
 Legal Desc:

Remarks

Pub Rmks: **West of the 5th, Range 3, Township 24, South half of Section 6 and West of the 5th, Range 4, Township 24, East half of Section 1. Large land parcel in beautiful Elbow Valley in close proximity to the City of Calgary on Highway 8. ±628 Acres in Rocky View County, Alberta**

Inclusions: **Call Seller directly**

Property Listed By: **Honestdoor Inc.**

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