



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**MOUNTAIN VIEW HILL , Rural Rocky View County A0A 0A0**

MLS®#: **A2140954**      Area: **NONE**      Listing Date: **06/12/24**      List Price: **\$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: **152,895 sqft**  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

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

DOM

**18**  
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

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple**      Zoning: **R-RUR**  
 Legal Desc: **1212529**

Remarks

Pub Rmks: **Country living with city amenities nearby! Build your DREAM HOME on this 3.51 Acre parcel with absolutely beautiful mountain view, stone through from Sage Hill, Nolan Hill and Glacier Ridge. Only 5 minutes' drive to Stoney Trail! Located less than 15 minutes from YYC airport, Airdrie and Balzac. 25 minutes to downtown**

**Calgary! This fantastic lot is located at the end of a quiet cul de sac and offers the peaceful lifestyle. Amazing location with no neighbors directly behind. Enjoy the views of the area with lovely sunrises and mountain view sunsets! This lot also provides you with the opportunity to add an accessory building for Home-based business or Office. Amenities such as high school, elementary, parks, and recreational courts is as short as 10 minutes' drive away. Water co-op service available, as well as a drilled well for your garden or animals. Solid location! Great value! Directions: From Mountain View Road go East on Park Lane all the way to the end. Left on Mountain View Hills**

Inclusions:

Property Listed By:

N/A

eXp Realty

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

