



THE
A-TEAM

**RE/MAX
FIRST**

64226 306 Avenue, Rural Foothills County T1S7A6

MLS® #: **A2141135**

Area: **NONE**

Listing Date: **06/14/24**

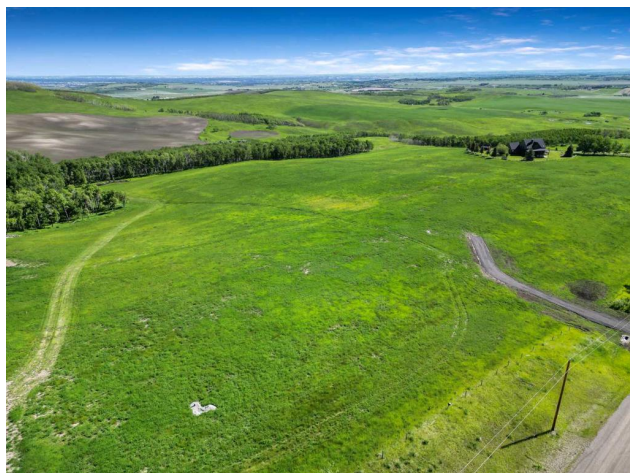
List Price: **\$549,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Residential Land

City/Town:

Rural Foothills

Finished Floor Area

DOM

20

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Year Built:

0

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

Lot Information

Lot Sz Ar:

119,790 sqft

Parking

Ttl Park:

0

Garage Sz:

Lot Shape:

Access:

Lot Feat:

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:

Fee Simple

Legal Desc:

Zoning:

CRES

Remarks

Pub Rmks:

Welcome to this stunning new created 2.75 acre parcel that offers a truly unique setting to build your dream home. The contour to this land is fantastic with rolling hills and excellent panoramic views. Come see what "top of the world" means! This property is a short drive North to Calgary or South to the energetic growing

town of Okotoks. Strathcona-Tweedsmuir School and Calgary Polo Club can be seen to the East with Spruce Meadows 15 minutes to the North. You will enjoy the elevated lifestyle provided by this new created parcel. PLEASE NOTE: Street Number TBV once building permit has been approved & subject to final Land Titles Registration. Also, adjacent Lot 3 - 2.99 acres is available MLS A2143562

Inclusions:
Property Listed By:

none
Royal LePage Solutions

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





