



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3 KODIAK SPRINGS Cove, Rural Rocky View County X0X 0X0**

MLS®#: **A2144055**      Area: **Bearspaw Country Estates**      Listing Date: **06/24/24**      List Price: **\$599,900**  
 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: **87,120 sqft**  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

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

DOM

**8**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

Parking  
 Ttl Park: **0**  
 Garage Sz:

Utilities and Features

Roof:      Construction:  
 Heating:      Flooring:  
 Sewer:      Water Source:  
 Ext Feat:      Fnd/Bsmt:  
 Kitchen Appl:  
 Int Feat:  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title:      Zoning: **R-1**  
**Fee Simple**  
 Legal Desc:

Remarks

Pub Rmks: **This 2-acre lot in Bearspaw offers stunning mountain views and a gently sloping terrain that is well-suited for a walkout basement design. You have the flexibility to hire the builder of your choice or build the home yourself. Architectural controls are in place to maintain the community's standards. There is no build commitment, so you can construct your dream home on your own timeline. This is an excellent opportunity to secure a lot in the first or second phase of the new Bearspaw**

Inclusions:  
Property Listed By:

**Country Estates community.**  
**NONE**  
**MaxWell Central**

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

