



THE
A-TEAM

**RE/MAX
FIRST**

306 Avenue, Rural Foothills County T2S 1A2

MLS® #: **A2145224** Area: **NONE** Listing Date: **06/27/24** List Price: **\$1,400,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Residential Land**
 City/Town: **Rural Foothills County**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **1,702,760 sqft**
 Lot Shape:
 Access: **Paved Road**
 Lot Feat: **Pasture**
 Park Feat:

Finished Floor Area

Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM

5
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

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
------	-------	------------	-----------------------------	-------	------------

Title: Zoning:
Fee Simple **A**
 Legal Desc: **9112427**

Remarks

Pub Rmks: **Top of the WORLD!!! WOW ! WOW! WOW! Incredibly Spectacular one of a kind VIEW. Overlook the ranching country to the Foothills right up to the Glorious Rockies. Extremely Private but close so close to Strathcona-Tweedsmuir School, The Calgary Polo Club, The Gun Club, Calgary and Okotoks. A Perfect Location.40 acres at**

the end of the road. An incredible opportunity to Live in such a Choice Location. The adjoining 40 acres is also available, MLS #A2084031, 80 acres in total if you desire. Check out the VIRTUAL TOUR Video and prepare to be WOWED by the Incredible Views. Do not enter property without permission

Inclusions:

N/A

Property Listed By:

MaxWell Canyon Creek

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









