



THE
A-TEAM

**RE/MAX
FIRST**

42125 TWP RD 272 , Rural Rocky View County T4C 3A4

MLS®#: **A2147256** Area: **NONE** Listing Date: **07/04/24** List Price: **\$3,400,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Agri-Business**
 Sub Type: **Agriculture**
 City/Town: **Rural Rocky View County**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **5,059,494 sqft**
 Lot Shape:

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

DOM
74
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:
Parking
 Ttl Park: **0**
 Garage Sz:

Access: **Gravel Road**
 Lot Feat:
 Park Feat:

Utilities and Features

Roof:
 Heating:
 Sewer:
 Ext Feat:
 Kitchen Appl: **Electric Stove,Range Hood,Satellite TV Dish,Window Coverings**
 Int Feat:
 Utilities:
 Construction:
 Flooring:
 Water Source:
 Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **A-Gen**
 Legal Desc: **7710986**

Remarks

Pub Rmks: **Check out this Equestrian farm located just 10 minutes north of Cochrane, Alberta. The property features a 70 x 110 ft indoor Riding arena with 7 stalls and wooden floor in place to add two more stalls, tack room and office. A garage door at the end of the barn, and garage door after 3 stalls. Outdoor riding arena of 240 x 120 ft.**

16 Paddocks, 3 large grazing paddocks, 2 hayfields, 7 waterers, and 2 hydrants. 1150 sq ft bungalow home with three bedrooms and 2 washrooms and two porches. Land produces good hay crops and Seller believes there a substantial amount of gravel underground. Flat land with mountain views. Good well at 9 gpm. Call to book a showing today.

Inclusions:

none

Property Listed By:

Royal LePage Benchmark

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