



THE
A-TEAM

**RE/MAX
FIRST**

206 GRIZZLY Rise, Rural Rocky View County T4C 0B5

MLS®#: **A2148309**

Area:

Listing Date: **07/10/24**

List Price: **\$699,900**

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

Year Built:

0

Lot Information

Lot Sz Ar:

87,555 sqft

Lot Shape:

Access:

Direct Access

Lot Feat:

Corner Lot, Few Trees

Park Feat:

DOM

68

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

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

R-RUR

Legal Desc:

0611351

Remarks

Pub Rmks:

"Welcome to Bearspaw Country Estates! A Quality, corner 2.01 acres lot, a rare find in the heart of the premium community of Bearspaw Country Estates available for you to build your dream walkout acreage with excellent mountain views. Already beautifully landscaped (partially) with wide variety of matured trees and big

boulders. Architectural controls in place to protect your investment. This premium lot is located only 7 minutes drive from the City of Calgary west limits. All utilities are on site and READY TO BUILD. No building commitments. Call your realtor to view today."

Inclusions:

N/A

Property Listed By:

RE/MAX Real Estate (Central)

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