



THE
A-TEAM

**RE/MAX
FIRST**

191 PINEBROOK Way, Rural Rocky View County T3Z 3K3

MLS® #: **A2149210** Area: **Pinebrook Estates** Listing Date: **07/15/24** List Price: **\$1,495,000**
 Status: **Pending** 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: **86,684 sqft**
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

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

DOM

63
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 **R-1**
 Legal Desc: **9212160**

Remarks

Pub Rmks: **An unbelievable opportunity that most thought was long lost. A 2 acre building site backing on to the Elbow River and Valley. Truly a rare opportunity that provides stunning views of there Rocky Mountains, country serenity within minutes of city services. Also conveniently located within a short walk to the Pinebrook Golf course and clubhouse. All applicable services are at the property line. Seller has drawings for an innovative, modern home.**

Inclusions: **Land only**
 Property Listed By: **RE/MAX House of Real Estate**

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