



THE A-TEAM

RE/MAX FIRST

206 GLYDE Park, Rural Rocky View County T3Z0A1

MLS@#: A2149537 Area: Elbow Valley West Listing Date: 07/18/24 List Price: \$714,900
Status: Active County: Rocky View County Change: -\$35k, 09-Sep Association: Fort McMurray



General Information

Prop Type: Land Residential Land Rural Rocky View County
Year Built: 0
Lot Information: Lot Sz Ar: 12,196 sqft
Access: Back Yard, Backs on to Park/Green Space, Cul-De-Sac

DOM

60
Layout: 0
Beds: 0.0 (0 0)
Style:
Parking: Ttl Park: 0
Garage Sz:

Utilities and Features

Roof:
Heating:
Sewer: Public Sewer
Ext Feat:
Construction:
Flooring:
Water Source: Co-operative
Fnd/Bsmt:
Kitchen Appl:
Int Feat:
Utilities: Electricity at Lot Line, Electricity Purchaser to Verify

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Includes sub-headers for Legal/Tax/Financial.

Condo Fee: \$195
Title: Fee Simple
Fee Freq: Monthly
Zoning: R-1

Legal Desc: 20111558

Remarks

Pub Rmks: Welcome to Elbow Valley West! RARE opportunity to bring your own builder (or we have a builder *ready* to build with you!) and create your dream home in a gorgeous setting on a premium walkout lot overlooking the pond!

bring your own builder -- the current PLANS that have recently been prepared (and have been approved by the developer) showcase a stunning almost 4700 square foot walkout bungalow with 4 bedrooms, a triple garage, den/office on the main level and a gym in the walkout level and permitting can start IMMEDIATELY!! Take these plans and build right away OR.... customize *your* vision!! When it comes to utilities and services Elbow Valley West is serviced by the West Ridge Water Co-op, ensuring a reliable and high-quality water supply. In addition, the property is connected to city sewer services and all necessary utilities are readily available up to the property line, making the development process seamless and efficient. The location is conveniently close to various schools, with the Springbank Public School bus stop one house away from this property. Both summer activities with a new playground, many picnic areas and a Pickle Ball court as well as the pond clearing in the winter creating a great outdoor ice rink!! Nearby Aspen Landing offers both dining and shopping conveniences.

Inclusions:

N/A

Property Listed By:

RE/MAX Real Estate (Mountain View)

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