



THE
A-TEAM

**RE/MAX
FIRST**

47 CALTERRA ESTATE Drive, Rural Rocky View County T4B 3P4

MLS® #: **A2150794** Area: **NONE** Listing Date: **07/24/24** List Price: **\$749,900**
 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 County**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **172,062 sqft**
 Lot Shape:

Finished Floor Area

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

DOM

54
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Utilities and Features

Roof: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
-------------	--------------	-------------------	---	--------------	-------------------

Title: **Fee Simple** Zoning: **R-1**
 Legal Desc: **0713577**

Remarks

Pub Rmks: **Location !!! Location !!! Location !!! Looking for the perfect acreage parcel (3.95 Acres) to build your dream home, or hold as an investment? Look no further! This prime location is just minutes from Calgary and Airdrie city limits. You have the freedom to bring your own builder or do a self-build on This lot. This is one of the last available lots in the area, offering excellent value and investment potential for a high-end custom home. Notably, the prestigious Calterra Estates features many million-dollar luxury homes in the immediate vicinity. Don't miss out on the opportunity to secure your own piece of land in a highly sought-after location just**

Inclusions: **minutes from the city! Give A Call**
Property Listed By: **None**
Century 21 Bravo Realty

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