



THE
A-TEAM

**RE/MAX
FIRST**

RANGE ROAD 275 , Rural Rocky View County T0J 1X0

MLS® #: **A2151425** Area: **NONE** Listing Date: **07/24/24** List Price: **\$1,590,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Commercial Land**
 City/Town: **Rural Rocky View County**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **4,358,178 sqft**
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

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:

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: **Fee Simple** Zoning: **A-GEN**

Legal Desc:

Remarks

Pub Rmks: **100 Acres nestled between Calgary and Langdon next to the Western Irrigation District Canal. The A-Gen zoning provides flexibility to land use! A parcel of this size gives opportunity for 2 single family residential homes. This land is income producing with 2 Oil and Gas surface leases and a crop lease. Located only a 10 minute drive to Calgary city limits & 5 minutes to Langdon this is an incredible opportunity! Hurry and view this property today.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Crown**

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