



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**225206 RANGE ROAD 273 , Rural Rocky View County T1X 0H8**

MLS®#: **A2151669**

Area: **NONE**

Listing Date: **07/22/24**

List Price: **\$415,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$15k, 16-Nov**

Association: **Fort McMurray**



General Information

Prop Type:

**Land**

Sub Type:

**Residential Land**

City/Town:

**Rural Rocky View  
County**

Finished Floor Area

Abv Sqft:

**0**

Low Sqft:

Ttl Sqft:

Year Built:

**0**

Lot Information

Lot Sz Ar:

**241,322 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Level,Near Golf Course,Pasture**

DOM

**122**

Layout

Beds:

**0**

Baths:

**0.0 (0 0)**

Style:

Parking

Ttl Park:

**0**

Garage Sz:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

Fnd/Bsmt:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Title:

**Fee Simple**

Legal Desc:

**W4M**

Zoning:

**CR**

Remarks

Pub Rmks:

**GREAT OPPORTUNITY TO OWN 5.54 ACRES OF LAND ON CALGARY'S DOORSTEP! Enjoy the best of both worlds with easy access to Stoney Trail, Hwy 22X and Glenmore Trail. Enjoy the peace of rural living AND all the urban amenities just minutes away in the up and coming town of Langdon that offers schools, shopping, coffee shops and new communities. The new well, drilled in May 2023, produces over 10 gpm and "is suitable for drinking without treatment".**

Inclusions:

**N/A**

Property Listed By:

**Century 21 Foothills Real Estate**

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





