



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: **\$460,000**
 Status: **Active** County: **Rocky View County** Change: **-\$15k, 10-Sep** 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: **241,322 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Level,Near Golf Course,Pasture**
 Park Feat:

Finished Floor Area

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

DOM

56
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Title: **Fee Simple** Zoning: **CR**
 Legal Desc: **W4M**

Remarks

Pub Rmks: ****PRICE REDUCED** 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. But also enjoy all the urban amenities and the peace of rural living with the quaint town of Langdon just minutes away. The new well (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



