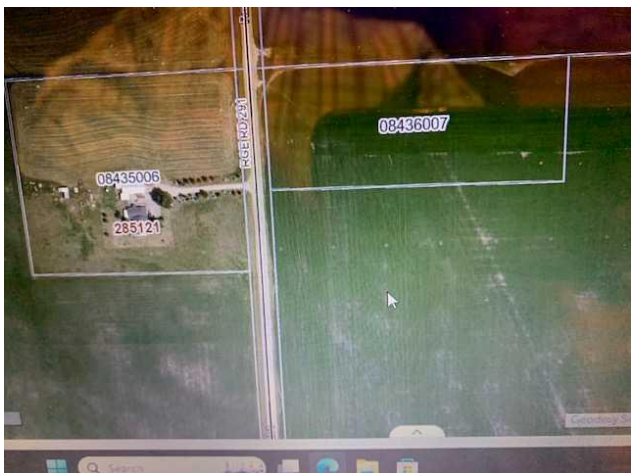


**Lot 1 (SW 36-28-29-W4) RGE RD 291 , Rural Rocky View County T0M 0S0**

MLS® #: **A2152906** Area: **NONE** Listing Date: **07/28/24** List Price: **\$449,000**  
 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: **199,069 sqft**  
 Lot Shape:  
 Access: **Direct Access**  
 Lot Feat: **Level**  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **0**  
 Low Sqft:  
 Ttl Sqft:

DOM  
**52**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:  
Parking  
 Ttl Park: **0**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating:  
 Sewer:  
 Ext Feat: **None**  
 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** Zoning: **R-RUR**  
 Legal Desc: **1512177**

Remarks

Pub Rmks: **4.57 acres +/- just off the pavement, east of town and within 5 minutes of Crossfield! This level vacant acreage is ready for your dream home. Includes drilled well and no building commitments, power is at the property line and natural gas close by. Start drafting your plans for that dream home! Asking Price does NOT include**

Inclusions:  
Property Listed By:

**GST. Check with your accountant.**  
**NONE**  
**CIR Realty**

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

