



THE
A-TEAM

**RE/MAX
FIRST**

64226 306 Avenue, Rural Foothills County T1S 7A6

MLS®#: **A2154624**

Area: **NONE**

Listing Date: **08/01/24**

List Price: **\$456,750**

Status: **Active**

County: **Foothills County**

Change: **+\$22k, 20-Feb**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Residential Land

City/Town:

Rural Foothills

Year Built:

0

Lot Information

Lot Sz Ar:

119,790 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area

Abv Sqft: **0**

Low Sqft:

Ttl Sqft:

DOM

223

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

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0

Zoning:

CRES

Remarks

Pub Rmks:

Welcome to this stunning new created (Lot 2) 2.75 +/- acre parcel that offers a truly unique setting to build your dream home. The contour to this land is fantastic with rolling hills and excellent panoramic views. Come see what "top of the world" means! This property is a short drive North to Calgary or South to the energetic

growing town of Okotoks. Strathcona-Tweedsmuir School and Calgary Polo Club can be seen to the East with Spruce Meadows 15 minutes to the North. You will enjoy the elevated lifestyle provided by this new created parcel. PLEASE NOTE: Street Number TBV once building permit has been approved & subject to final Land Titles Registration. Also Lot 3 adjacent is for sale 2.799Acres. GST included in price.

Inclusions:
Property Listed By:

none
Royal LePage Solutions

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

