



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: **\$499,000**

Status: **Active**

County: **Foothills County**

Change: **-\$50k, 25-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Land**  
Sub Type: **Residential Land**  
City/Town: **Rural Foothills County**

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

**111**  
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: **OPEN HOUSE SAT 16 10:30-1:00 STOP BY THE OPEN HOUSE NEXT DOOR. RED HOUSE MLS#A2154577... 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**

Inclusions:  
Property Listed By:

**none**  
**Royal LePage Solutions**

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

