

**33130 TOWNSHIP ROAD 241 , Rural Rocky View County T3Z 2Y6**

MLS®#: **A2154821**      Area: **NONE**      Listing Date: **08/02/24**      List Price: **\$799,000**  
 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: **375,487 sqft**  
 Lot Shape:  
 Access: **Gravel Road,Private Views**  
 Lot Feat:  
 Park Feat:

Finished Floor Area

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

DOM

**110**  
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:  
**Well**  
 Fnd/Bsmt:

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: **AG**  
 Legal Desc: **9311490**

Remarks

Pub Rmks: **Build your dream settlement surrounded by panoramic mountain views and endless peace and quiet. Nearly 9 acres of serene countryside with a seasonal stream**

running through the west end of the property offers limitless potential for a perfectly designed new home, a future trout pond and room for horses or a hobby farm. Ideally located just 2.1 kms. west of Elbow River Estates in picturesque Rocky Mountain County and just 7km west of Calgary. Truly an idyllic setting for you to make your own without sacrificing any convenience. Don't miss your chance at this amazing opportunity! NOTE all the buildings shown in the photos are on the adjacent property. there are no buildings on this property.

Inclusions:

**None**

Property Listed By:

**Century 21 Bamber Realty LTD.**

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