



THE
A-TEAM

**RE/MAX
FIRST**

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

47
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: **Well**
 Fnd/Bsmt:

Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: Zoning:
Fee Simple **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.

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