



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**244127 PARTRIDGE Place, Rural Rocky View County T3Z 3M2**

MLS®#: **A2156749** Area: **Partridge Heights** Listing Date: **08/09/24** List Price: **\$765,000**  
 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: **87,120 sqft**  
 Lot Shape:  
 Access: **Direct Access,Paved Road**  
 Lot Feat: **No Neighbours Behind,Pie Shaped Lot,Private,Views**  
 Park Feat:

DOM

**40**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:  
Parking  
 Ttl Park: **0**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating:  
 Sewer: **Septic Needed**  
 Ext Feat:  
 Kitchen Appl:  
 Int Feat:  
 Utilities: **Electricity at Lot Line,Natural Gas at Lot Line**

Construction:  
 Flooring:  
 Water Source: **Co-operative**  
 Fnd/Bsmt:

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: **Fee Simple** Zoning: **R-CRD**  
 Legal Desc: **1212275**

Remarks

Pub Rmks: **\*BE SURE TO WATCH OUR BRANDED YOUTUBE VIRTUAL TOUR LINK!\* YOUR piece of paradise awaits with this fantastic 2-acre, pie lot, parcel in the heart of Springbank! Build your dream home, choose your own Builder and enjoy peace and quiet along the cul-de-sac, next to other multi-million dollar estates and**

mountain view possibilities! Utilities are hooked up right to the property line including water provided by Poplar View Water Co-op. Just minutes from Calgary's Western edge via Springbank Road with easy access to the Ring Road, great proximity to Springbank Schools, Springbank Park, The Webber Athletic Campus, and so many more great amenities along Calgary's West side. And that also means EASY access out to Canmore, Banff and the Rocky Mountains! There are even future plans for a new Costco in Bingham Crossing, and The new Calgary Farmer's Market and Winsport Centre are all just minutes away. This property is ideal for YOUR own custom build, or you might simply consider buying and holding it as a long-term investment in one of THE most sought-after locations in Western Alberta. Definitely worth checking out!

Inclusions:

None

Property Listed By:

Real Broker

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





