



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**Parcel 2 TOWNSHIP ROAD 264 AND HIGHWAY 9 , Rural Rocky View County T0M 1G0**

MLS®#: **A2158596**      Area: **NONE**      Listing Date: **08/16/24**      List Price: **\$265,000**  
 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: **199,069 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area

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

DOM

**159**  
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:      Fnd/Bsmt:  
 Kitchen Appl:  
 Int Feat:  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title:      Zoning:  
**Fee Simple**      **A-SML**  
 Legal Desc:      **1014798**

Remarks

Pub Rmks: **McKay Lands features a variety of acreages near Kathryn, Alberta, ranging from 4.5 acres to an impressive 95 acres. Thoughtfully subdivided based on deep knowledge and love for the land, each parcel tells its own story and offers a wealth of untapped possibilities. Country living with added perks. Country residential**

acreage. Paved road access. Mountain views. Located minutes from the Town of Kathryn, McKay Lands delivers all the perks of country living with convenient access to big city amenities. Conveniently Close Yet Blissfully Far. 2 minutes to Keoma community hall. 2 minutes to Keoma baseball field. 5 minutes to Kathryn K-8 school. 10 minutes to Irricana. 20 minutes to Cross Iron Mills Mall. 25 minutes to Airdrie. 30 minutes to the Calgary Airport. 45 minutes to downtown Calgary. Call Seller directly  
**Honestdoor Inc.**

Inclusions:  
Property Listed By:

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



