



THE
A-TEAM

**RE/MAX
FIRST**

4 acres MOUNTAIN VIEW Hills, Rural Rocky View County T4C 1A9

MLS® #: **A2158654** Area: **NONE** Listing Date: **08/19/24** List Price: **\$650,000**
 Status: **Pending** 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: **174,240 sqft**
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM
30
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

<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-RUR**
 Legal Desc: **1212529**

Remarks

Pub Rmks: **NEW! NEW!! NEW!!! For anyone looking for country living with city amenities nearby, build your DREAM HOME on this 4 acre parcel, with opportunities to SUB-DIVIDE to a 2 acre lot for INVESTMENT. This acreage sits on a beautiful mountain view lot, is a stone throw away from Sage Hill, Nolan Hill and Glacier Ridge, and is**

only 5 minutes' drive from Stoney Trail! This lot is located less than 15 minutes from YYC airport, Airdrie and Balzac, and is 25 minutes from downtown Calgary! This fantastic lot offers a peaceful lifestyle, an amazing location with no neighbors directly to the rear, and you can enjoy the views of lovely sunrises and mountain view sunsets! This lot also provides you with the opportunity to sub-divide with county approval, and add an accessory building for a home-based business or office space. Amenities such as a high school, elementary school, parks, and recreational courts are as short as 10 minutes' drive away. Water co-op service is available. This is a solid location with great value! Directions: From Mountain View Road go East on Park Lane all the way to the end. Proceed left on Mountain View Hills.

Inclusions:

Property Listed By:

N/A

eXp Realty

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

