



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**Parcel 8 RANGE ROAD 271 JUST SOUTH OF HIGHWAY 9. , Rural Rocky View County T0M 1G0**

MLS®#: **A2158857**      Area: **NONE**      Listing Date: **08/16/24**      List Price: **\$515,000**  
 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: **1,502,384 sqft**  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area

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

DOM

**232**  
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

<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: **A-SML**  
 Legal Desc: **24112778**

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**

Inclusions:  
Property Listed By:

**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.**

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





