



THE
A-TEAM

**RE/MAX
FIRST**

32103 BADGER Road, Rural Rocky View County T4C 1A2

MLS® #: **A2160104** Area: **NONE** Listing Date: **08/23/24** List Price: **\$699,000**
 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: **195,584 sqft**
 Lot Shape:

Access:
 Lot Feat: **Corner Lot,Gentle Sloping,No Neighbours Behind,Square Shaped Lot,Many Trees,Meadow,Native Plants,Private,Treed,Views,Wooded**
 Park Feat:

Finished Floor Area

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

DOM

89
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking
 Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof:
 Heating:
 Sewer: **None**
 Ext Feat:

Construction:
 Flooring:
 Water Source:
Private
 Fnd/Bsmt:

Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **RR**
 Legal Desc: **2111318**

Remarks

Pub Rmks: **For more information, please click on Brochure button below. Dreaming of owning your own piece of countryside? This 4.6-acre lot offers breathtaking views of sprawling farmland and is tucked away at the end of a private driveway, just 10 minutes from Calgary. Picture yourself in the prestigious Bearspaw area, gazing out at the treed bluff, expansive farmland, and beyond. With a proven well, gas, and electricity already available, this idyllic parcel is ready for you to bring your vision to life. This unique size and location, combined with stunning views and proximity to Calgary, are unbeatable!**

Inclusions: **n/a**

Property Listed By:

Easy List Realty

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