



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**146 SPEARGRASS Crescent, Rural Wheatland County T0J 0M0**

MLS® #: **A2160973**      Area: **NONE**      Listing Date: **08/28/24**      List Price: **\$150,000**  
 Status: **Active**      County: **Wheatland County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Residential Land**  
 City/Town: **Rural Wheatland County**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **9,169 sqft**  
 Lot Shape:

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

DOM  
**22**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:  
Parking  
 Ttl Park: **0**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat:

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>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title:      Zoning:  
**Fee Simple**      **450**  
 Legal Desc:      **711421**

Remarks

Pub Rmks: **Vacant lot located in the beautiful Speargrass Golf Course Community. This is a 9169 Sqft walkout lot backing onto Golf course and wet pond. Build your dream home and enjoy this spacious lot with it's peaceful environment and enjoy access to the amenities of the Golf Course and the Bow River recreational area! Or hold it as investment. It is one of the largest lots. Come to view it any time in the Summer and you will enjoy the serene surrounding. Speargrass Golf Course offers all the benefits of living on a privately owned & professionally operated 18-hole championship-level golf course. Located 35 km southeast of Calgary within scenic Wheatland County, Speargrass is nestled along the banks of the Bow River, with large lots and ranch-style homes cleverly woven throughout the grounds to ensure unobstructed views of the lush surroundings & serene golf course landscape. Speargrass Golf Course Community offers you the opportunity to own a piece of southern Alberta splendour with more than just great golf and exceptional homes. With world-class trout fishing and extensive green space just steps away,**

Inclusions:  
Property Listed By:

**Speargrass has something for everyone.**  
**N/A**  
**RE/MAX Landan Real Estate**

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



