



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

115
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

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: **450**
 Legal Desc: **711421**

Remarks

Pub Rmks: **Build your Dream. Home of Choice. Vacant lot located in the beautiful Speargrass Golf Course Community. No golf commitment or membership required to live in this Awesome 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, Speargrass has something for everyone. Speargrass is an unincorporated place in the Canadian province of Alberta within Wheatland County that is recognized as a designated place by Statistics Canada. It is approximately 50 km (31 mi) southeast of downtown Calgary and 20 km (12 mi) south of Strathmore. History The community of Speargrass was approved for development by Wheatland County on December 12, 1997 through its adoption of the Speargrass Area Structure Plan (ASP). The first residential subdivision was registered in 2003. Geography Speargrass is on the north side of the Bow River at the intersection of Highway 24 and Highway 817. Demographics In the 2021 Census of Population conducted by Statistics Canada, Speargrass had a population of 275 living in 114 of its 117 total private dwellings, a change of 2.2% from its 2016 population of 269. With a land area of 0.77 km² (0.30 sq mi), it had a population density of 357.1/km² (925.0/sq mi) in 2021. Attractions The community of Speargrass is surrounded by the Speargrass Golf Course. The 18-hole golf course opened in 2003. The Wyndham-Carseland Provincial Park is to the south of Speargrass across the Bow River.

Inclusions:
Property Listed By:

N/A
RE/MAX Landan Real Estate

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



