



THE
A-TEAM

**RE/MAX
FIRST**

4 ELKSTONE Estates, Rural Rocky View County T4C 2Y8

MLS® #: **A2161514** Area: **Glendale Meadows** Listing Date: **09/18/24** List Price: **\$571,000**
 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: **91,476 sqft**
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

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

DOM

94
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: **Co-operative**
 Kitchen Appl: Fnd/Bsmt:
 Int Feat:
 Utilities: **Electricity at Lot Line,Water At Lot Line,Natural Gas at Lot Line**

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 **R-CRD**
 Legal Desc:

Remarks

Pub Rmks: **Available an unparalleled opportunity to experience country living just minutes from the city. This 2.1 acre W/O lot with prepaid utility services to property line allows you the freedom to design your own estate home by your preferred Builder and is located in the new prestigious sub division of "Elkstone Estates" in Glendale Meadows with numerous trees in paved cul de sac, offers a breathtaking backdrop of your future estate home. Enjoy the scenery of Glendale Meadows countryside in a perfect quiet setting. This parcel invites personalized architectural preference excellence. Architectural Control Guidelines have been established to ensure that the home designs are compatible with the lot and the sub division. No HOA Fees. Elkstone Way encompasses 24 estate lots with paved aprons to**

each lot. Great opportunity for Builders with multiple choice of lots to build on in sought after country setting only minutes away to all major amenities ie Tuscany LRT station, U of C, Market Mall and mere 30 minutes to downtown Calgary

Inclusions:
Property Listed By:

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Real Estate Professionals Inc.

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

