



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**GRAND VALLEY ROAD AND RANGE ROAD 54 , Rural Rocky View County T4C 2W1**

MLS®#: **A2163292**      Area: **NONE**      Listing Date: **09/07/24**      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: **849,420 sqft**  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

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

DOM

**11**  
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

Room	Level	Dimensions	Room	Level	Dimensions
------	-------	------------	------	-------	------------

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**A-small**

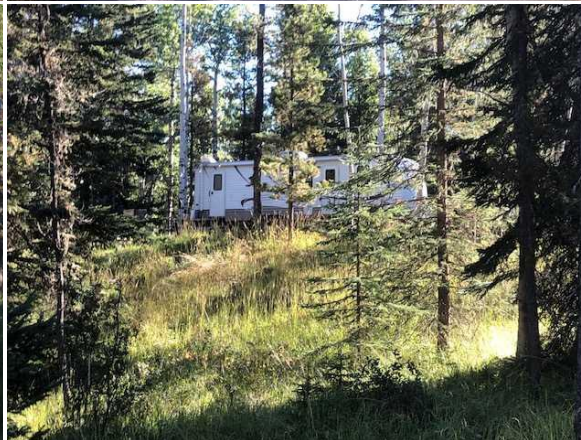
**9511721**

Remarks

Pub Rmks: **Located 32 Km. NW of Cochrane, just off the Grand Valley Road on Range Road 54 is where you will find this spectacular, one of a kind, 20 acre parcel. Located on a dead end road and surrounded by Crown Land on 2 sides. Enter on a paved lane way with security gates to this rolling landscaped, treed gem. There is a small lake and pond as well as numerous pathways. Natural forest and meadows with an abundance of wildlife. There are some seasonal camping sites and a drilled well on the property. Call your favorite realtor to view this amazing property.**

Inclusions:  
Property Listed By: **N/A**  
**RE/MAX Real Estate (Mountain View)**

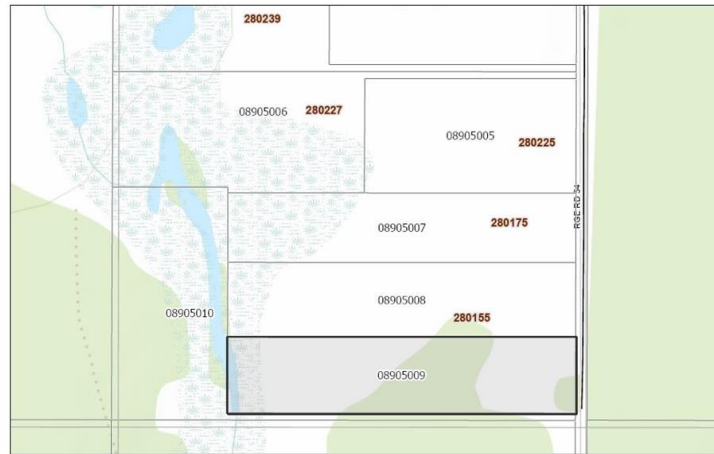
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







Lot 5 9511721



9/10/2024, 8:33:14 AM

0 0.04 0.08 0.16 mi  
0 0.05 0.1 0.2 km  
Province of Alberta Province of British Columbia, Est. Canada, Est. HERE  
Garmin, INCORPORATED P. INTELLECTUAL PROPERTY, METRASA, EPA, USDA, AAFIC