

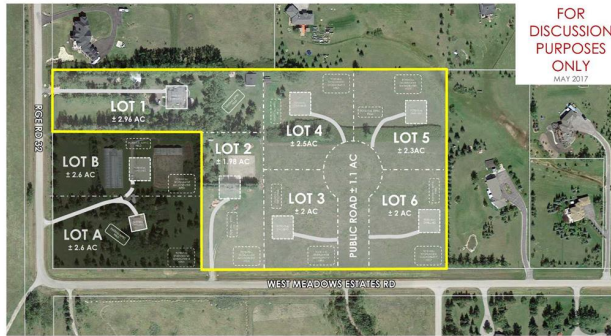


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**WEST MEADOWS ESTATE Road, Rural Rocky View County T3Z 1M5**

MLS® #: **A2166485**      Area: **Springbank**      Listing Date: **09/16/24**      List Price: **\$2,200,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



**b&a** **PROPOSED LOT & ROAD PLAN**  
THE HORVATH LANDS, WEST MEADOWS ESTATES, ROCKY VIEW COUNTY SW 2-24-3-W5M

General Information

Prop Type: **Land**  
 Sub Type: **Residential Land**  
 City/Town: **Rural Rocky View County**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **403,801 sqft**  
 Lot Shape:  
 Access: **Paved Road**  
 Lot Feat:  
 Park Feat:

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

DOM

**96**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:  
Parking  
 Ttl Park: **0**  
 Garage Sz:

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 Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
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Title: **Fee Simple**      Zoning: **R-CRD**  
 Legal Desc: **2411081**

Remarks

Pub Rmks: **Attention developers and investors here is an opportunity to develop 4 properties close to the city in an established rural area. Most of the heavy lifting has been done here. This parcel has been conditionally subdivided into 4 parcels approximately 2 acres in size each. Take control and choose your neighbors! With the completion of the extension of Stoney Trail access to the City of Calgary and the Mountains has never been better. Less than 10 minutes to the City Limit and all amenities. Mountains are less than an hour away.**

Inclusions:  
Property Listed By:

**N/A**  
**Royal LePage Benchmark**

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

