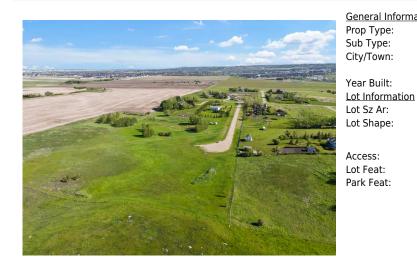


18 MOUNTAIN VIEW HILLS, Rural Rocky View County A0A 0A0

NONE 09/23/24 List Price: **\$590,000** MLS®#: A2167965 Area: Listing

Status: **Active Rocky View County** Change: None Association: Fort McMurray County:

Date:



General Information

Prop Type: Land Sub Type: **Residential Land**

City/Town: **Rural Rocky View** County

> 0 Low Sqft:

Finished Floor Area

Abv Saft:

Ttl Sqft:

0

152,895 sqft

DOM 128

Layout

Beds: 0 0.0 (0 0) Baths:

Style:

Parking

Ttl Park: 0

Garage Sz:

Utilities and Features

Roof: Construction: Heating: Flooring: Sewer: Water Source: Fnd/Bsmt:

Ext Feat: Kitchen Appl: Int Feat:

Room Information

Level Level <u>Room</u> **Dimensions** Room **Dimensions**

Legal/Tax/Financial

Title: Zoning: **Fee Simple** R-RUR

Utilities:

Pub Rmks:

Legal Desc: 1212529 Remarks

> Country living with city amenities nearby! Build your DREAM HOME on this 3.51 Acre parcel with absolutely beautiful view of the NW, stone through from Sage Hill, Nolan Hill and Glacier Ridge. Only 5 minutes' drive to Stoney Trail! Located less than 15 minutes from YYC airport, Airdrie and Balzac. 25 minutes to downtown

Calgary! This fantastic lot is located at the end of a quiet cul de sac and offers the peaceful lifestyle. Amazing location with no neighbors directly behind. Enjoy the views of the area with lovely sunrises and mountain view sunsets! This lot also provides you with the opportunity to add an accessory building for Home-based business or Office. Amenities such as high school, elementary, parks, and recreational courts is as short as 10 minutes' drive away. Water co-op service available, as well as a drilled well for your garden or animals. Solid location! Great value! Directions: From Mountain View Road go East on Park Lane all the way to the end. Left on Mountain View Hills

Inclusions: N/A

Property Listed By: **eXp Realty**

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

