



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**137 ACRES HORSE CREEK RD RGE RD 50 , Rural Rocky View County T4C 2X2**

MLS®#: **A2167991**      Area: **NONE**      Listing Date: **09/22/24**      List Price: **\$1,499,900**  
 Status: **Active**      County: **Rocky View County**      Change: **-\$188k, 10-Dec**      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: **5,974,254 sqft**  
 Lot Shape:

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

DOM  
**90**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:  
Parking  
 Ttl Park: **0**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat:

Utilities and Features

Roof:      Construction:  
 Heating:      Flooring:  
 Sewer:      Water Source:  
 Ext Feat:      Fnd/Bsmt:  
 Kitchen Appl:  
 Int Feat:  
 Utilities:

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: **A-GEN**  
**Fee Simple**  
 Legal Desc:

Remarks

Pub Rmks: **Larger parcels of land like this that are close to Town don't come up often - 137.15 +/- ACRES OF AGRICULTURAL ZONED LAND WITH AMAZING MOUNTAIN VIEWS 13 MINUTES NORTHWEST OF COCHRANE JUST OFF HORSE CREEK ROAD. Great potential here. Entire parcel is fenced and cross-fenced for livestock. Incredible views of**

**mountains and rolling hills off the SW corner of the parcel - the perfect build site for your walk-out forever home. A mixture of pasture and crop land, ideally situated for close-in acreage living, offering the benefits of close proximity to town, and the privacy of a large land parcel. Seasonal Pond, gas and electricity close by. View it today!**

Inclusions:  
Property Listed By:

**N/A**  
**TREC The Real Estate Company**

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





