



THE A-TEAM

RE/MAX FIRST

242253 WESTBLUFF Road, Rural Rocky View County T3Z 3P2

MLS®#: A2170049 Area: West Bluff Estates Listing Date: 10/04/24 List Price: \$2,650,000
Status: Active County: Rocky View County Change: None Association: Fort McMurray



General Information

Prop Type: Land Residential Land
Sub Type: Rural Rocky View County
City/Town:
Year Built: 0
Lot Information
Lot Sz Ar: 204,732 sqft
Lot Shape:

Access:
Lot Feat:
Park Feat:

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

DOM
47
Layout
Beds: 0
Baths: 0.0 (0 0)
Style:
Parking
Ttl Park: 0
Garage Sz:

Utilities and Features

Roof:
Heating:
Sewer: None
Ext Feat:

Construction:
Flooring:
Water Source: Private
Fnd/Bsmt:

Kitchen Appl:
Int Feat:
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Level, Dimensions

Title: Fee Simple
Legal Desc: 1512150
Zoning: R-CRD

Remarks

Pub Rmks: Spectacular parcel, perched high above the Elbow Valley, overlooking Springbank, with commanding Rocky Mountain Views to the South & West. The entire

perimeter has metal fencing with natural rundle stone columns, and all services have been brought up a professional grade road. Services include private utility water, (Westridge) cable, phone, telus fibre, and 400A electrical service. This property boasts the best of ultimate privacy and seclusion with abundant tree coverage and wind shelter, but also has unobstructed multi-million dollar views. Enjoy being less than 5 minutes to Westside City amenities and Stoney Trail, with no road noise and dark skies. This property is less than 20 minutes to Downtown, 25 minutes to the Airport, 45 minutes to Canmore and within 10 minutes to some of Albertas best private and public school options including the Edge, Webber, Rundle, Calgary Academy, the French & International school and so much more. A once in a lifetime opportunity to own 4.7 acres at a high elevation in the Calgary area!

Inclusions:

Property Listed By:

N/A

eXp Realty

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







