



THE
A-TEAM

**RE/MAX
FIRST**

Lot 7 ELKSTONE Estates, Rural Rocky View County T4C 2Y8

MLS® #: **A2170281** Area: **NONE** Listing Date: **10/02/24** List Price: **\$595,000**
 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**

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

DOM

122
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Year Built: **0**
Lot Information
 Lot Sz Ar: **87,120 sqft**
 Lot Shape:

Parking
 Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat: **Private, See Remarks, Treed**
 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: **Fee Simple** Zoning: **R-CRD**
 Legal Desc:

Remarks

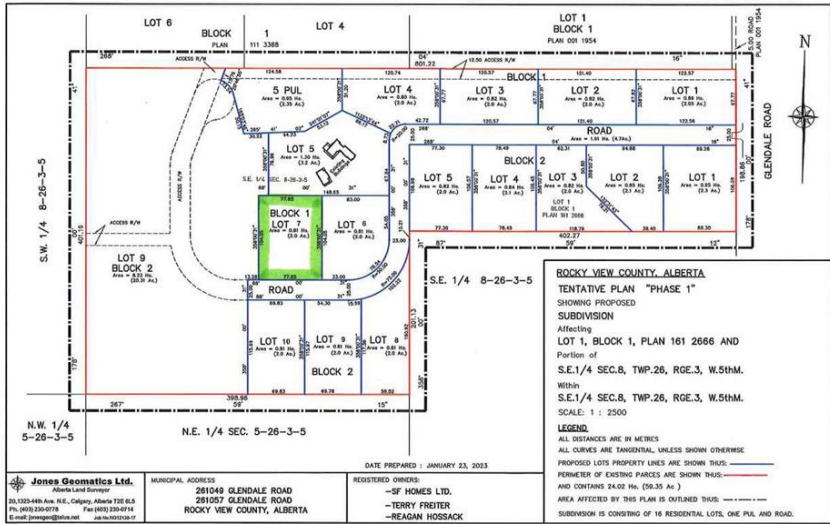
Pub Rmks: **Great opportunity to purchase a treed lot and build with SF Homes. A local quality builder since 1987. Have your dream home custom designed to your wants and needs on this beautiful 2-acre lot just 8 minutes west of Calgary city limits. Call today to set up a meeting with the builder and discuss your dream home build - other lots are also available**

Inclusions: **none**

Property Listed By: **Royal LePage Benchmark**

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





ROCKY VIEW COUNTY, ALBERTA
TENTATIVE PLAN "PHASE 1"
 SHOWING PROPOSED
SUBDIVISION
 Affecting
LOT 1, BLOCK 1, PLAN 161 2666 AND
 Portion of
S.E. 1/4 SEC. 8, TWP. 26, RGE. 3, W. 51HM.
 Within
S.E. 1/4 SEC. 8, TWP. 26, RGE. 3, W. 51HM.
 SCALE: 1 : 2500
LEGEND
 ALL DISTANCES ARE IN METRES
 ALL CURVES ARE TANGENTIAL UNLESS SHOWN OTHERWISE
 PROPOSED LOTS PROPERTY LINES ARE SHOWN THUS: ————
 PERIMETER OF EXISTING PARCELS ARE SHOWN THUS: - - - - -
 AND CONTAINS 24.02 Ha. (59.35 Ac.)
 AREA AFFECTED BY THIS PLAN IS OUTLINED THUS: ————
 SUBDIVISION IS CONSISTING OF 16 RESIDENTIAL LOTS, ONE PUL, AND ROAD.

Jones Geomatics Ltd.
 Alberta Land Surveyor
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 E-mail: jonesgeo@jonesgeo.com 403-243-0774

MUNICIPAL ADDRESS
 281049 GLENDALE ROAD
 281057 GLENDALE ROAD
 ROCKY VIEW COUNTY, ALBERTA

DATE PREPARED: JANUARY 23, 2023
 REGISTERED OWNERS:
 —OF HOMES LTD.
 —TERRY FREITER
 —REAGAN HOSSACK