



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**64 VIEW RIDGE Place, Rural Rocky View County T4C2B1**

MLS® #: **A2170449**      Area: **NONE**      Listing Date: **10/07/24**      List Price: **\$825,000**  
 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**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **241,322 sqft**  
 Lot Shape:

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

DOM

**117**  
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:      **Well**  
                   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:  
**Fee Simple**      **R\_RUR**  
 Legal Desc:      **1311656**

Remarks

Pub Rmks: **Breathtaking mountain views in a private location less than 5 minutes away from Cochrane. This ideal 5.54 acres of land is ready for development just on the edge of North of Cochrane. The property is fully fenced, has a drilled well, power, and has fully paved roads right up to the metal swing gate. 170 spruce, pine and aspen trees have been planted on the property so all that you need to do is plan what type of dream home you want to live in.**

Inclusions: **N/A**  
 Property Listed By: **RE/MAX Realty Professionals**

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



