

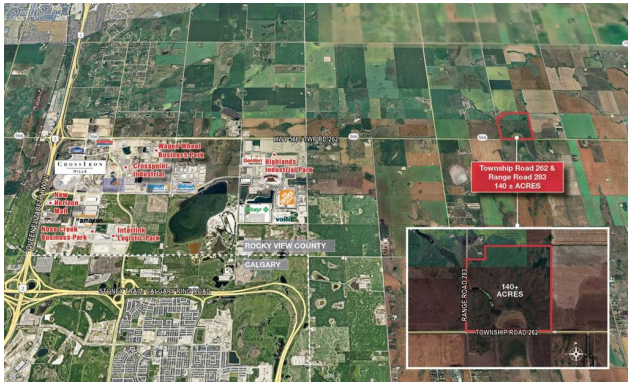


THE A-TEAM

RE/MAX FIRST

Township Road 262 RANGE ROAD 283 , Rural Rocky View County T0M 0T0

MLS® #: A2170858 Area: NONE Listing Date: 10/04/24 List Price: \$4,900,000
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: 6,076,620 sqft
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area

Abv Sqft: 0
Low Sqft:
Ttl Sqft:

DOM

159
Layout
Beds: 0
Baths: 0.0 (0 0)
Style:

Parking
Ttl Park: 0
Garage Sz:

Utilities and Features

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

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Includes sub-headers for Legal/Tax/Financial.

Title: Fee Simple
Legal Desc:
Zoning: A-GEN

Remarks

Pub Rmks: The subject site is located east of Balzac, Rocky View County, AB, in an area that has seen significant growth and development in recent years. About a 20 minute drive from Airdrie, AB and 18 minutes from Calgary, AB. Close proximity to some major commercial developments, including CrossIron Mills shopping centre, various industrial and logistics parks and retail developments, offering future potential for various types of developments if the parcel is rezoned. Quick and easy access to CrossIron Drive, Dwight McClellan/Metis Trail, Stoney Trail (Calgary ring road) and QE 2, as well as the Calgary International Airport.
Inclusions: N/A

Property Listed By:

MaxWell Canyon Creek

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

