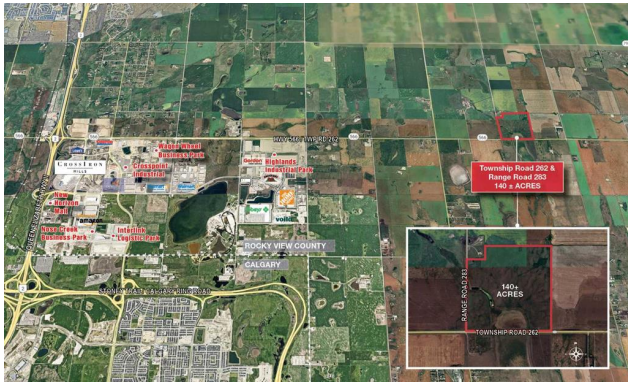


Township Road 262 RANGE ROAD 283 , Rural Rocky View County T0M 0T0

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

47
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

Room	Level	Dimensions	Room	Level	Dimensions
			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

