



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**262035 RANGE ROAD 282 , Rural Rocky View County T4A 2Y6**

MLS® #: **A2171366**

Area: **NONE**

Listing Date: **10/08/24**

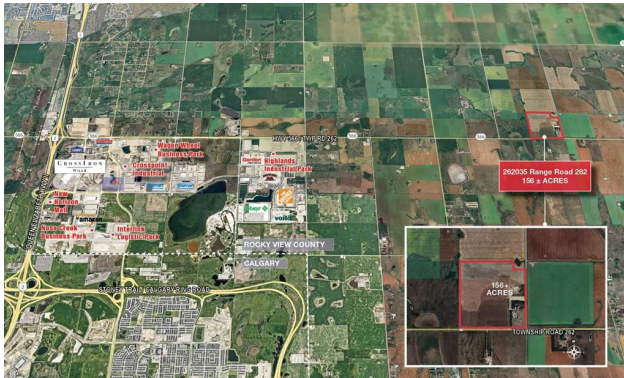
List Price: **\$5,460,000**

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:

**County**

Finished Floor Area

Abv Sqft:

**0**

Low Sqft:

Ttl Sqft:

Year Built:

**0**

Lot Information

Lot Sz Ar:

**6,877,252 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

DOM

**191**

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:

**DEVELOPMENT LAND + 2 HOUSES** As the surrounding community continues to grow and the demand for logistics and commercial services increases, this parcel of land is ideally situated for future development. Potential for additional 140± Acres to be purchased - the site to the West also available for sale. The subject site is located east of Balzac, Rocky View County, AB, which 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. The Location Development Potential Property Details**  
**Driving Times FOR SALE | 156 ACRES ±**  
**All appliances in the home. All window coverings.**  
**MaxWell Canyon Creek**

Inclusions:  
Property Listed By:

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

