

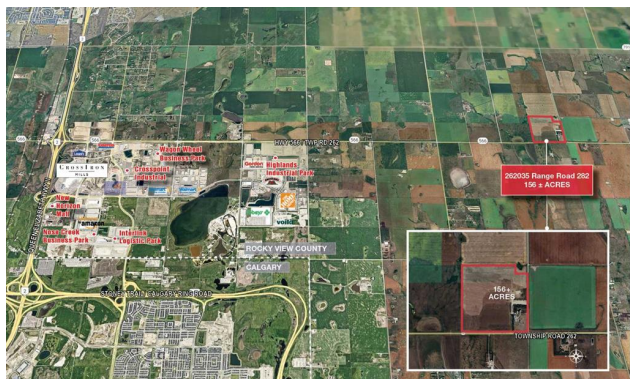


THE A-TEAM

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 Residential Land Rural Rocky View County
Year Built: 0
Lot Information
Lot Sz Ar: 6,877,252 sqft
Lot Shape:
Access:
Lot Feat:
Park Feat:

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

DOM 43
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 a sub-column for 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**

