



THE
A-TEAM

**RE/MAX
FIRST**

285060 TOWNSHIP ROAD 244 , Rural Rocky View County T1Z 0Z8

MLS®#: **A2171552** Area: **Conrich Meadows** Listing Date: **10/08/24** List Price: **\$5,499,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Industrial Land**
 City/Town: **Rural Rocky View County**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **688,683 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: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: Zoning:
Fee Simple **A-SML**
 Legal Desc: **8811045**

Remarks

Pub Rmks: ****Prime Location!** Just off the bustling Trans-Canada Highway and minutes from Stoney Trail NE, this 15.81-acre property is situated near the Calgary city limits, surrounded by future residential, commercial, and industrial developments. The land is gravelled, fenced, and features two structures: a garage and a building**

Inclusions:
Property Listed By:

previously used as a home and office. With excellent future potential and opportunities for rezoning, this site is ideal for someone with the vision to redevelop it.
NA
RE/MAX Real Estate (Central)

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

