



THE
A-TEAM

**RE/MAX
FIRST**

INVERLAKE ROAD , Rural Rocky View County T1Z 0V6

MLS® #: **A2171699** Area: **NONE** Listing Date: **10/05/24** List Price: **\$869,000**
 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: **4,329,428 sqft**
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area

Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM

59
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 |
|------|-------|------------|------|-------|------------|
|------|-------|------------|------|-------|------------|

Title:
Fee Simple
Legal Desc:

Zoning:
A-Gen

0610675

Remarks

Pub Rmks: **JUST NORTH OF THE ACTIVE AND GROWING TRANSPORTATION CORRIDOR IN THE AREA (along Highway #1). Close enough for an easy commute, but yet offers the open space for your own privacy. Abundant current and planned development activity between Chestermere and Strathmore. Lots of potential!! Plenty of space to build your home and keep your animals. Hobby farm? Graze some alpacas, sheep, goats, cattle? Just 2 miles north of the TransCanada Highway and approx. 12.5 km. from the rapidly growing City of Chestermere (now in excess of 28,000 residents!) . Strategically, this opportunity is located only about 6 km. (as the crow flies) from the newly-announced de Havilland Field, expected at build-out to comprise approx. 1,500 acres! It has also been announced that this facility could ultimately employ as many as 1,000 - 1,500 people! Other recent economic announcements and activity do indeed make this area an exciting place to invest. Options for surface water -- an irrigation canal of the Western Irrigation District (WID) borders the east side of the property. The WID office will have details details for applying for a yard and garden watering contract or stock watering (applications are subject to approval). Please note GST applicable. Go direct and view from the road - please do not enter the property without permission. There is surface lease revenue and potential for agricultural pursuits/revenue for upcoming growing seasons.**

Inclusions: **None**
Property Listed By: **Tyler Realty Corp. Ltd.**

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

