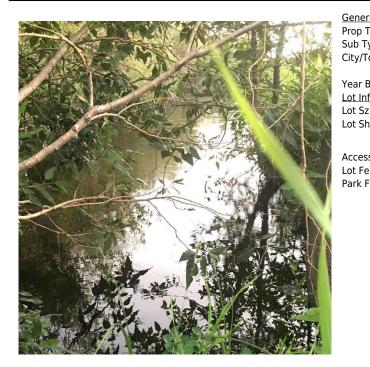


INVERLAKE ROAD , Rural Rocky View County T1Z 0V6

MLS®#:	A2171699	Area:	NONE	Listing	10/05/24	List Price: \$869,000
Status:	Active	County:	Rocky View County	Date: Change:	None	Association: Fort McMurray



eral Information				DOM	
о Туре:	Land			108	
Type:	Residential Land			Layout	
/Town:	Rural Rocky View	Finished Floor Area		Beds:	0
	County	Abv Sqft:	0	Baths:	0.0 (0 0)
r Built:	0	Low Sqft:		Style:	
<u>Information</u>		Ttl Sqft:			
Sz Ar:	4,329,428 sqft			De alvia a	
Shape:				Parking The Park	•
				Ttl Park:	0
				Garage Sz:	
ess:					
Feat:					
< Feat:					

Utilities and Features	
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Roof: Heating: Sewer: Ext Feat: Kitchen Appl: Int Feat: Utilities:			Construction: Flooring: Water Source: Fnd/Bsmt:			
			Room Information			
<u>Room</u>	Level	Dimensions	Room	Level	Dimensions	

Legal/Tax/Financial						
Title:	Zoning:					
Fee Simple	A-Gen					
Legal Desc:	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: Property Listed By:	None Tyler Realty Corp. Ltd.					

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

