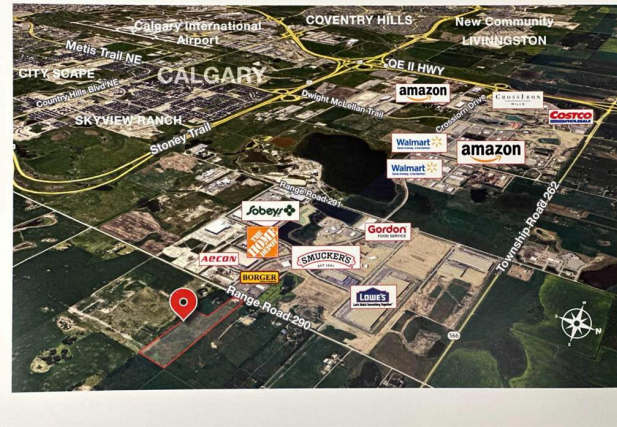


**261030 RANGE ROAD 290 , Rural Rocky View County T0M 0E0**

MLS®#: **A2173127** Area: **NONE** Listing Date: **10/15/24** List Price: **\$11,500,000**  
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**

**UI** Property & Area Overview



General Information

Prop Type: **Land**  
 Sub Type: **Residential Land**  
 City/Town: **Rural Rocky View County**  
 Year Built: **0**  
 Lot Information  
 Lot Sz Ar: **1,437,915 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat:

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

DOM  
**67**  
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** Zoning: **A-GEN**  
 Legal Desc:

Remarks

Pub Rmks: **33.01 +/- Acres Prime Industry and commercial land in East Balzac Area Structure Plan (EBASP) accommodating warehouses and distribution centres for Home Depot, RONA, Sobeys, Amazon etc. Listed price is for land value only as 4,000+ sq. feet house, 6 BR, 6 Baths, 4 car attached heated garage on it is for free. Located**

in the fast growing community in East Balzac Rocky View County. Close proximity to Crossiron Drive, Highway 566 offering quick access to Dwight McClellan/Metis Trail, Stoney Trail ring road and QE 2, as well as the Calgary International Airport. Inside the Rocky view East ASP. All appliances in home and 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

