

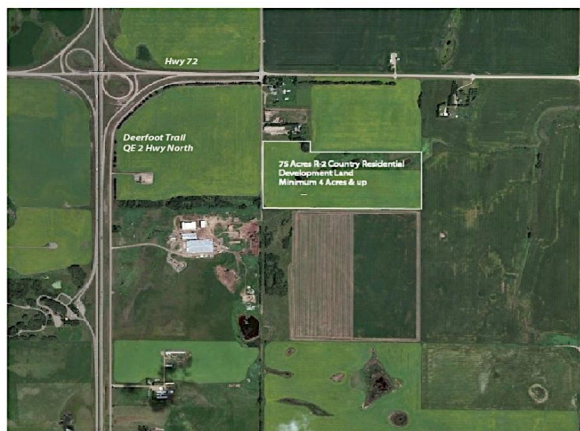


THE
A-TEAM

**RE/MAX
FIRST**

292 RR292 Acres, Rural Rocky View County TOM 050

MLS®#: **A2173258** Area: **NONE** Listing Date: **11/21/24** List Price: **\$1,595,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Commercial Land**
 City/Town: **Rural Rocky View County**

Year Built: **0**
Lot Information
 Lot Sz Ar: **3,270,049 sqft**
 Lot Shape:

Access: **Gravel Road,Paved Road**
 Lot Feat: **Creek/River/Stream/Pond,Rectangular Lot,See Remarks,Views**
 Park Feat:

DOM

30
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: **See Remarks**
 Fnd/Bsmt:

Kitchen Appl:
 Int Feat:
 Utilities: **Electricity at Lot Line,Natural Gas at Lot Line,See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: Zoning:
Fee Simple **A-SML / R-RUR**
 Legal Desc: **0411565**

Remarks

Pub Rmks: **75 Acres in MD of Rockyview, a Great INVESTMENT Opportunity, the perfect place to build your dream home, Minutes from Booming Airdrie, Balzac Mega Mall, and**

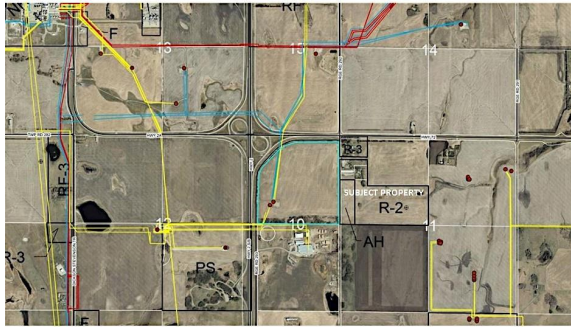
15 minutes from Calgary City Limits. It is Currently Zoned R-RUR / A-SML. With county approval, you may be able to subdivide into 9-15 Parcels. A minimum of 4-acre parcels each and one 13-acre parcel for your dream home. This Beautiful parcel of rolling land offers unobstructed Mountains, partial Calgary views, and a pond. This location has easy access just off Hwy QE2 easy. Minutes from the Cross Iron Mills Shopping Centre in Balzac. Already Zoned for R-RUR / A-SML. The land could be rented to a local farmer. for \$95 per acre. Don't Miss this Opportunity!!!!

Inclusions:
Property Listed By:

Vacant Land
Real Estate Professionals Inc.

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

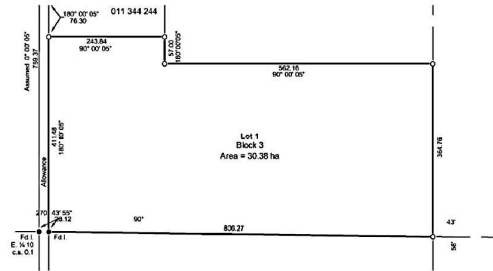
Subject Property 75.07 Acres



Zoning: AH, Agricultural Holding District (13.9 Acres)
R2, Residential Two District (61.1) Acres, Minimum of 4 Acres Lots

75.07 ACRES OF LAND, MD OF ROCKY VIEW, ALBERTA

PROPERTY DETAILS



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