



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: **Residential 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

153
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: **Electricity at Lot Line,Natural Gas at Lot Line,See Remarks**

Construction:
 Flooring:
 Water Source: **See Remarks**
 Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
------	-------	------------	-----------------------------	-------	------------

Title: **Fee Simple** Zoning: **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**

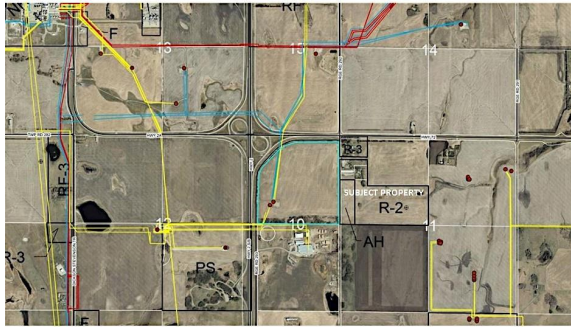
15 minutes from Calgary City Limits. It is Currently Zoned R-RUR / A-SML. With county approval, you may be able to subdivide into 9-15 Parcels. A minimum of 4-acre parcels each and one 13-acre parcel for your dream home. This Beautiful parcel of rolling land offers unobstructed Mountains, partial Calgary 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

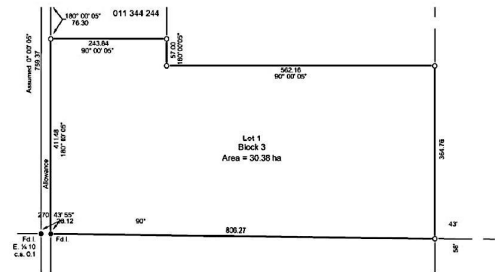
Subject Property 75.07 Acres



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



75.07 ACRES OF LAND, MD OF ROCKY VIEW, ALBERTA

PROPERTY DETAILS







75.07 ACRES OF LAND, MD OF ROCKY VIEW, ALBERTA

PROPERTY DETAILS

