



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

**93**  
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
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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**

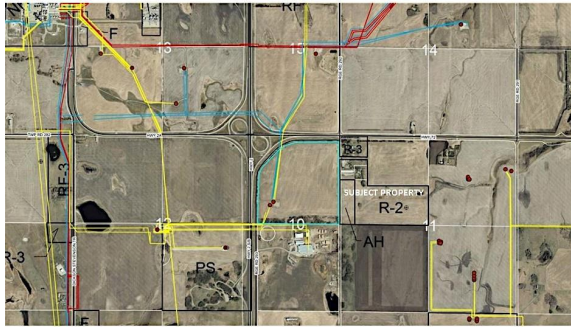
**15 minutes from Calgary City Limits. It is Currently Zoned R-RUR / A-SML. With county approval, you may be able to subdivide into 9-15 Parcels. A minimum of 4-acre parcels each and one 13-acre parcel for your dream home. This Beautiful parcel of rolling land offers unobstructed Mountains, partial Calgary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

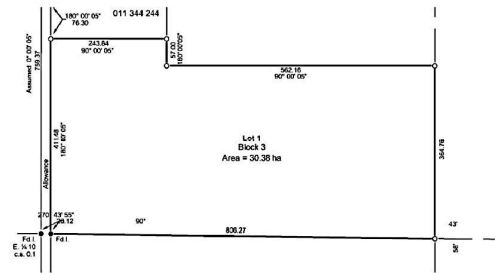
Subject Property 75.07 Acres



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



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