



THE
A-TEAM

**RE/MAX
FIRST**

258226 10 Street, Rural Foothills County T1S 3L4

MLS® #: **A2174606** Area: **NONE** Listing Date: **10/24/24** List Price: **\$440,000**
 Status: **Pending** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Residential Land**
 City/Town: **Rural Foothills County**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **242,193 sqft**
 Lot Shape:

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

DOM
27
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:
Parking
 Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat: **Near Shopping Center**
 Park Feat:

Utilities and Features

Roof:
 Heating:
 Sewer: **None**
 Ext Feat:
 Kitchen Appl:
 Int Feat:
 Utilities: **Electricity at Lot Line,Natural Gas at Lot Line,Water Available**

Construction:
 Flooring:
 Water Source:
Well
 Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple** Zoning: **CR**
 Legal Desc: **0514125**

Remarks

Pub Rmks: **Realize your acreage living dreams in the serene and scenic Foothills, while still just minutes from the luxury of all of Calgary's amenities! This bare land in Bella**

Vista Ranch is in an Estate community setting with high-end homes and large lots and is ready for you to bring your vision to life with your own custom build! With no obligation or timeline to build, your dream home can come to fruition whenever you'd like. This parcel is secluded, peaceful, and private, yet only a short drive to city amenities, shopping, and dining. The property is fully fenced, with a drilled well, and natural gas and electrical service to the property line. Approximately 10 minutes' drive to Seton's amenities, including the South Health Campus, YMCA, Cineplex VIP, and many shops and restaurants, and to Legacy's amenities, including Sobeys. Enjoy the tranquility of nature without sacrificing convenience.

Inclusions:
Property Listed By:

N/A
Greater Property Group

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



