



THE
A-TEAM

**RE/MAX
FIRST**

12153 TOWNSHIP ROAD 284 , Rural Rocky View County T0M 0K0

MLS®#: **A2176099** Area: **NONE** Listing Date: **10/29/24** List Price: **\$3,600,000**
 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: **13,068,000 sqft**
 Lot Shape:
 Access: **Direct Access**
 Lot Feat:
 Park Feat:

Finished Floor Area

Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM

53
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: Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

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: Zoning:
Fee Simple **AG**
 Legal Desc:

Remarks

Pub Rmks: **Awesome location conveniently located North of Airdrie next to the town of Crossfield. Do not miss this opportunity to own this remarkable 300-acre property nestled near Calgary, offering a rare blend of prime, highly productive crop land and lucrative development potential. With its location near a thriving urban center,**

this land is perfectly positioned for future growth or agricultural ventures. Prime highly productive crop land: Ideal for variety of crops, with the added advantage of irrigation potential to maximize productivity. Development potential: As Calgary continues to expand, land within proximity of the city is increasingly sought-after, making this property a promising investment. Infrastructure: Two large hay sheds, measuring 42' x 202' and 42' x 150' provide ample storage for crops or equipment reducing setup costs for owners. There is also a cold storage building on the property, measuring 57' x 31' with a lean-to, which is 57' x 21'. Strategic location: Just North of Adrie and a short drive from Calgary, the property combines the best of rural tranquility with convenient access to city amenities, adding long-term value for agricultural or residential development. The current title still shows a total of 320 acres, but this is subject to subdivision of +/- 20 acres which will be taken out. Seller is in the process of subdivision. Whether you are looking to expand your farming operations, diversify your portfolio, this 300-acre gem offers the flexibility and potential you need. Don't miss this opportunity to invest in the future and contact us or your favorite Realtor today to explore how this prime property can work for you. Keep in mind that after the subdivision is out the taxes should be about the same as the other parcel which is currently \$ 334.00

Inclusions:
Property Listed By:

Real Estate Centre - Coaldale

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







