



THE
A-TEAM

**RE/MAX
FIRST**

NW;32;22;2;W5M , Rural Foothills County T1S 0T3

MLS® #: **A2176616**

Area: **NONE**

Listing Date: **11/01/24**

List Price: **\$4,150,000**

Status: **Active**

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: **6,914,714 sqft**
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area

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

DOM

50
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:

Construction:
Flooring:
Water Source:
Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
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Title:
Fee Simple
Legal Desc:

Zoning:
AG

Remarks

Pub Rmks: **WELCOME to a UNIQUE opportunity to own 158.74 ACRES of un-subdivided, PRIME Land just off of 176 Street, brimming with POTENTIAL for development. Whether you're looking to develop, conserve, or diversify; this SUBSTANTIAL TRACT offers REMARKABLE FLEXIBILITY to bring your VISION to life!!! Diverse terrain for future zoning, utility setups, or land use adjustments. Ideal for Agriculture, Recreation, or long-term APPRECIATION; this Land can adapt to your needs while remaining a VALUABLE ASSET. Just a short drive WEST of CALGARY this property contains SERENE NATURAL BEAUTY w/CONVENIENCE of nearby city access making it an**

EXCEPTIONAL opportunity for those seeking a VERSATILE development potential in a DESIRABLE location. EASY ACCESSIBLE via PAVED roads leading directly to the property. There are 3 ROBUST water wells, each delivering 10 gallons per minute (GPM), ENSURING a RELIABLE water supply. The GENTLY rolling terrain with SCENIC VIEWS of the nearby MOUNTAINS, adds SIGNIFICANT appeal to any future development plans. ENJOY the PANORAMIC VIEWS creating an ideal setting for RESIDENTIAL, RETREAT SPACES, or even RECREATIONAL uses. It can be PERFECT for future subdivisions or COUNTRY ESTATE potential. With the 3 STRONG water wells in place, + PAVED road access, the land is PRIMED for various uses, whether Residential, Agricultural, or Eco-Friendly Tourism. This is an unparalleled combination of SOUGHT-AFTER Mountain Views, Proximity to Calgary, + Robust water access, making it a RARE GEM for anyone looking to own a SIGNIFICANT piece of ALBERTA'S PRIME land. Don't miss out on the chance to SHAPE this land into your DREAM!!!

Inclusions:

N/A

Property Listed By:

RE/MAX House of Real Estate

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











