

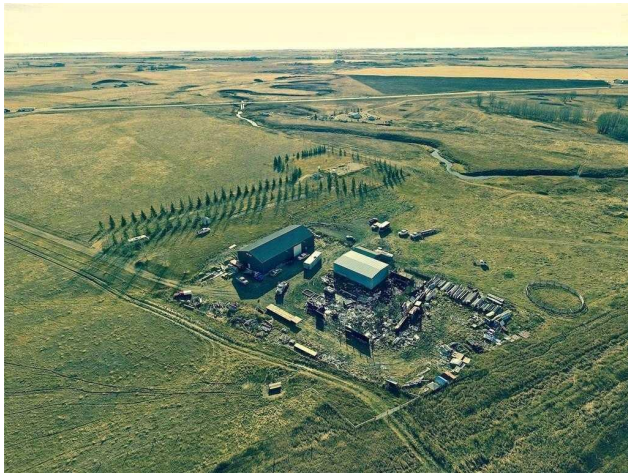


THE
A-TEAM

**RE/MAX
FIRST**

275183 RANGE ROAD 262 , Rural Rocky View County T0M 1B0

MLS®#: **A2178394** Area: **NONE** Listing Date: **11/09/24** List Price: **\$1,120,000**
 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: **1,257,577 sqft**
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

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

DOM

12
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

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: Zoning:
Fee Simple **Farm**
 Legal Desc:

Remarks

Pub Rmks: **Discover unparalleled value in this exquisite 28-acre parcel just north of Irricana. Only 45 minutes from Calgary, this property boasts a magnificent 50 ft x 104 ft heated shop equipped with 220 power, a spacious 40 ft x 60 ft metal storage building with a gravel floor, and a charming 21 ft x 32 ft storage shed. Perfectly poised**

for your dream home, the property features a prime building site surrounded by lush trees, a reliable well, and essential utilities including gas, power, and a septic tank and field. Ideally situated, the Rosebud River gracefully borders the southern edge, enhancing the property's natural beauty

Inclusions:
Property Listed By:

N/A
Century 21 Bamber Realty LTD.

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



