

23 GROVE , Rural Rocky View County T4C 1A2

MLS®#: **A2179243** Area: **Bearspaw_Calg** Listing Date: **11/14/24** List Price: **\$760,000**
 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: **196,891 sqft**
 Lot Shape:

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

DOM
19
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:
Parking
 Ttl Park: **0**
 Garage Sz:

Access: **Direct Access**
 Lot Feat: **Cul-De-Sac,Gentle Sloping,No Neighbours Behind,Many Trees,Pie Shaped Lot,Secluded,Treed,Views,Wooded**
 Park Feat:

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	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **R-RUR**
 Legal Desc: **2310184**

Remarks

Pub Rmks: **Welcome to the GROVE at BEARSPAW! Fully serviced & TRULY RARE 4 ACRE TREED LOT providing ideal seclusion, wind protection & functionality. Enjoy the ESCAPE of COUNTRY LIFE with AMENITIES just minutes away. No BUILDING COMMITMENT and the ability to bring your own BUILDER. Nestled on a quiet paved cul-de-sac through the TREES with underground services to property line (GAS, POWER, TELEPHONE, WELL) + paved approach. Common sense Architectural Guidelines and**

Covenants apply to preserve value and consistency of the development. Desirable R-RUR zoning to allow for possible 2,045+/- sqft accessory building (Shop/Studio/Carriage House). Ideal SW exposure allowing for ideal garden + evening SUNSETS! New to Market. Call and schedule a viewing today and explore the possibilities of this remarkable property first hand!

Inclusions:
Property Listed By:

N/A
RE/MAX House of Real Estate

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

