



THE A-TEAM

RE/MAX FIRST

20.01 ACRES TWP RD 282 , Rural Rocky View County T4C 2W1

MLS#: A2179279 Area: NONE Listing Date: 11/14/24 List Price: \$674,900
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: 871,635 sqft
Lot Shape:
Access: Direct Access
Lot Feat: Brush,Corners Marked,Gentle Sloping,Many Trees,Secluded,See Remarks,Wooded
Park Feat:

Finished Floor Area

Abv Sqft: 0
Low Sqft:
Ttl Sqft:

DOM

8
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

Table with 5 columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Level, Dimensions

Title: Fee Simple
Legal Desc: 9111177
Zoning: A-SML

Remarks

Pub Rmks: Discover the perfect opportunity to own 20 acres of pristine beautifully treed raw land. Located in the beautiful sought after area of Grand Valley. You will be secluded in the trees and nestled amongst the natural forest and grass land. This land offers endless potential for you to build your dream property. Land is a bit rolling and there are many many spots to choose to build your walkout home. Property is fenced down West and East sides. The zoning is Ag Small that permits 2 dwellings and an accessory building up to 10,010 square feet. Rockyview County bylaws permit 9 animal units on land this size. Enjoy seclusion and peace and

quiet. Lots of birds and wild life and only a half mile off of pavement. Water Well to be drilled at the end Of November. Subject to final subdivision approval from Rockyview County and creating a separate title for this 20 Acres. Don't miss out come see today.

Inclusions:

N/A

Property Listed By:

CIR Realty

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





