



THE
A-TEAM

**RE/MAX
FIRST**

260182 BEARSPAW Road, Rural Rocky View County T3R1K7

MLS®#: **A2179299** Area: **Bearspaw_Calg** Listing Date: **11/15/24** List Price: **\$3,450,000**
 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: **1,288,504 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Cleared**
 Park Feat:

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

DOM

141
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:
Parking
 Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof:
 Heating:
 Sewer: **Septic System**
 Ext Feat:
 Kitchen Appl:
 Int Feat:
 Utilities: **Electricity at Lot Line,Natural Gas at Lot Line,Sewer Available,Water Available**

Construction:
 Flooring:
 Water Source:
Well
 Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
------	-------	------------	-----------------------------	-------	------------

Title: **Fee Simple** Zoning: **R-RUR**
 Legal Desc: **0212085**

Remarks

Pub Rmks: **A rare and wonderful opportunity to purchase highly desirable land just outside of Calgary city limits! Nestled in the luxury community of Bearspaw, this scenic and sprawling property boasts 30 acres of picturesque natural beauty. A perfect blend of serenity and convenience, this property offers wide open spaces and the feeling of getting away from the hustle and bustle of city life, while still being less than 10 minutes from Calgary shops and services. This property is 30-acres and**

offers unparalleled potential for development. With zoning designated as Rural Residential, the land is perfectly positioned for subdivision into smaller lots, each with a minimum size of 3.95 acres (7 Lots). This makes it an ideal investment for those looking to create a boutique residential community, catering to families and individuals who desire the peace of rural living without sacrificing proximity to city amenities.

Inclusions:
Property Listed By:

N/A
RE/MAX First

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

