



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 Residential Land
Sub Type: Rural Rocky View County
City/Town: County
Year Built: 0
Lot Information
Lot Sz Ar: 1,288,504 sqft
Lot Shape:
Access: Cleared
Lot Feat:
Park Feat:

Finished Floor Area

Abv Sqft: 0
Low Sqft:
Ttl Sqft:

DOM

5
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:
Construction:
Flooring:
Water Source: Well
Fnd/Bsmt:
Kitchen Appl:
Int Feat:
Utilities: Electricity at Lot Line,Natural Gas at Lot Line,Sewer Available,Water Available

Room Information

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

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

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 land offers lots of

Inclusions:  
Property Listed By:

**potential opportunities to create a dream living experience and lifestyle! Connect to learn more about this gorgeous property and its possibilities!**  
**N/A**  
**RE/MAX First**

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

