



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**105 GLYDE Park, Rural Rocky View County T3Z 0A1**

MLS®#: **A2179915**      Area: **Elbow Valley**      Listing Date: **11/18/24**      List Price: **\$549,000**  
 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: **10,890 sqft**  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area

Abv Sqft: **0**  
 Low Sqft:  
 Ttl Sqft:

DOM

**15**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

Parking

Ttl Park: **0**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating:  
 Sewer:  
 Ext Feat:  
 Kitchen Appl:  
 Int Feat:  
 Utilities:

Construction:  
 Flooring:  
 Water Source:  
 Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**      Zoning: **R-1**  
 Legal Desc: **0714894**

Remarks

Pub Rmks: **Modern Luxury Home Building Opportunity on a Prime Residential Lot Seize the chance to build your dream home on this expansive 10,884 sq. ft. lot in the prestigious Elbow Valley. Known for its seamless blend of modern luxury and natural beauty, this exclusive neighborhood offers an unparalleled living experience.**

**This exceptional lot comes with architectural plans that reflect modern elegance and sophistication. The proposed home design features: Sleek, open-concept interiors Expansive glass windows Soaring ceilings Premium, high-end finishes The lot is fully prepared for development, with 3D elevations, architectural drawings, and BP plans ready for submission, making your home-building journey streamlined and efficient. Why Elbow Valley? Located just west of Calgary, Elbow Valley combines rural tranquility with urban convenience. The community offers: Pristine natural surroundings: Green spaces, rivers, and walking trails. Recreational amenities: Residents club, tennis/pickle ball courts, lakes for canoeing and fishing, tennis courts, playgrounds, and a network of trails for walking and biking. Proximity to Calgary's downtown core: Enjoy easy access to shopping, dining, entertainment, and top-rated schools. Elbow Valley is more than just a place to live—it's a lifestyle. Surrounded by luxury custom-built homes on large lots, this community offers stunning views and an unparalleled connection to the outdoors. Don't miss this opportunity to bring your dream home to life in one of Calgary's most sought-after Neighborhoods**

Inclusions:

Property Listed By:

N/A

CIR Realty

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



