



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**Range ROAD 275 , Rural Rocky View County T0J 1X0**

MLS®#: **A2180695**

Area: **NONE**

Listing Date: **11/22/24**

List Price: **\$1,589,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Land**  
Sub Type: **Commercial Land**  
City/Town: **Rural Rocky View County**

Year Built: **0**  
Lot Information  
Lot Sz Ar: **4,358,178 sqft**  
Lot Shape:

Access:  
Lot Feat:  
Park Feat:

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

DOM

**29**  
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**  
Legal Desc:  
Zoning: **A-GEN**

Remarks

Pub Rmks: **100 ACRE PARCEL RIGHT BY LANDGON, CLOSE TO THE STRIP MALL, HIGH SCHOOL AND THE NEW HUGE SUBDIVISION KNOWN AS PAINTED SKY - PARCEL IS NEXT TO WESTERN IRRIGATION DISTRICT CANAL - CLOSE TO CHESTERMERE AND CALGARY AS WELL - Build TWO DETACHED HOMES on this parcel \*\*\*PLEASE NOTE:**

**NEIGHBORING PROPERTY ALREADY HAS SUBDIVISION APPROVED FOR MULTIPLE 4 ACRE PARCELS\*\*\* INCOME PRODUCING LAND with 2 Oil and Gas surface leases and a crop lease! Multiple access routes through Glenmore Trail, Trans Canada Highway (16 Ave), Highway 791 and Highway 797 \*\*\*RARE OPPORTUNITY, CALL YOUR FAVORITE REALTOR FOR A VIEWING TODAY\*\*\***

Inclusions:  
Property Listed By:

**N/A  
Real Broker**

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

