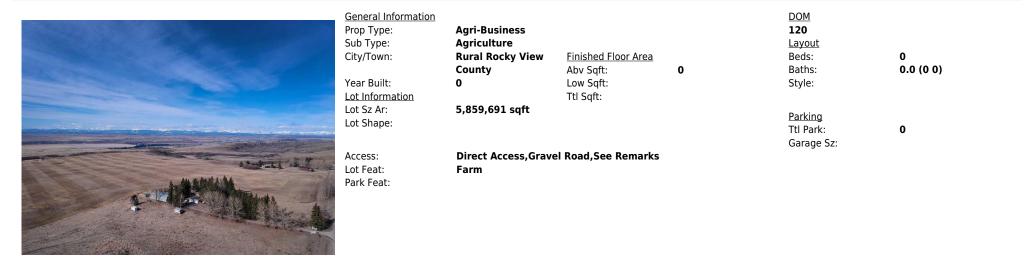


## 34024 TOWNSHIP ROAD 260 , Rural Rocky View County T4C 1A2

MLS®#:	A2180825	Area:	NONE	Listing Date:	12/06/24	List Price: <b>\$5,400,000</b>
Status:	Active	County:	Rocky View County	Change:	None	Association: Fort McMurray



. .. . . . . .

Legal Desc:	Remarks									
Title: Fee Simple		Zoning: <b>A-Gen</b>								
Room	<u>Level</u>	Dimensions	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	Dimensions					
Int Feat: Utilities:			Room Information							
Roof: Heating: Sewer: Ext Feat: Kitchen Appl:			Construction: Flooring: Water Source: Fnd/Bsmt:							

Pub Rmks:

Bordered by the Glenbow Ranch Provincial Park this 134 acre parcel offers spectacular view of the mountains and down into the Bow Valley. Easily accessed off Highway 1A this parcel sits part way between Cochrane and Calgary. The land is comprised of flat cultivated land, rolling pasture and dramatic coulees. As part of the Glenbow Ranch Area Structure Plan there is future development potential. The sizeable house, a bi-level, is dated but liveable and is supported by a Quonset shop/storage shed, a double detached garage and animal shelters. The property currently has a tenant in place. Separate from the house tenant there is grazing and crop rental paid annually. This is wonderful land for a country equestrian estate in a very accessible location with ample land for growing, grazing or riding. None

Inclusions: Property Listed By:

Sotheby's International Realty Canada

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



