



THE
A-TEAM

**RE/MAX
FIRST**

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

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



General Information

Prop Type: **Agri-Business**
 Sub Type: **Agriculture**
 City/Town: **Rural Rocky View County**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **5,859,691 sqft**
 Lot Shape:
 Access: **Direct Access,Gravel Road,See Remarks**
 Lot Feat: **Farm**
 Park Feat:

Finished Floor Area

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

DOM

47
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

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: Zoning:
Fee Simple **A-Gen**
 Legal Desc:

Remarks

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.

Inclusions:
Property Listed By: **None**
Sotheby's International Realty Canada

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



