



THE
A-TEAM

**RE/MAX
FIRST**

4 WINTERGREEN Way, Rural Rocky View County T0L 0K0

MLS®#: **A2183028** Area: **Wintergreen** Listing Date: **12/16/24** List Price: **\$375,000**
 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: **33,105 sqft**
 Lot Shape:

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

DOM

108
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Utilities and Features

Roof:
 Heating:
 Sewer: **Private Sewer**
 Ext Feat:

Construction:
 Flooring:
 Water Source: **Co-operative**
 Fnd/Bsmt:

Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
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Condo Fee: **\$1,400**
 Legal Desc: **0010219**
 Title: **Fee Simple**
 Fee Freq: **Annually**

Zoning: **R1**

Remarks

Pub Rmks: **Opportunity awaits in this prestigious gated community next to Wintergreen Golf Course. One of only two undeveloped lots means it's one of the last chances to realize your vision in this bare land condominium development. This treed and slightly sloping 3/4 acre lot, backing onto the 18 fairway, can become your dream home. Community water and sewer save you from any well and septic headaches, and the roads are paved and cleared in winter. This tranquil location, only 30 minutes from Calgary, is only 5 minutes from the picturesque town of Bragg Creek and a mere 10 minutes to all the recreational opportunities of Kananaskis Country- hiking, biking, skiing, canoeing, fishing, and of course...golf!**

Inclusions: **N/A**

Property Listed By: **MaxWell Canyon Creek**

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