



THE
A-TEAM

**RE/MAX
FIRST**

231234 RANGE ROAD 54 Range, Rural Rocky View County TOL0K0

MLS®#: **A2184000** Area: **NONE** Listing Date: **01/03/25** List Price: **\$799,000**
 Status: **Pending** 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: **740,520 sqft**
 Lot Shape:
 Access: **Direct Access**
 Lot Feat: **Corner Lot,Seasonal Water,Many Trees,Native Plants,See Remarks,Sloped,Wetlands**
 Park Feat:

Finished Floor Area

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

DOM

19
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:
Parking
 Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof:
 Heating:
 Sewer: **None**
 Ext Feat:
 Kitchen Appl:
 Int Feat:
 Utilities:
 Construction:
 Flooring:
 Water Source:
Well
 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-RUR**
 Legal Desc: **9813102**

Remarks

Pub Rmks: **A rare opportunity to buy a beautiful 17-acre parcel moments away from Kananaskis Country and the popular West Bragg Creek Day Use area- where some of the**

best trails for biking, hiking, horseback riding and x-county skiing begin. The property is bordered on two sides by the Trans Canada trail, is only minutes away from the charming hamlet of Bragg Creek and is less than 30 minutes from the west side of Calgary. This attractive parcel offers beautiful settings from its two well-treed primary building sites. The unique blend of magnificent forest and some wetland will offer privacy yet attract a wide variety of wildlife to enjoy all year long. The current owner has already done extensive initial preparation for building at the first site with an attractive rock lined driveway leading to a tranquil site offering several views, as well as clearing some of the land. With a strong producing 10 GPM well and all the services at the property line, building your wilderness retreat would be easily accomplished. Undeveloped land in this desirable area is becoming hard to find- don't wait on this opportunity!

Inclusions:

Property Listed By:

N/A

MaxWell Canyon Creek

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











