



THE
A-TEAM

**RE/MAX
FIRST**

RANGE RD 275 , Rural Rocky View County T2P 2G7

MLS®#: **A2184252**

Area: **NONE**

Listing Date: **12/20/24**

List Price: **\$3,000,000**

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

Finished Floor Area

DOM

43

Layout

Beds: **0**

Baths: **0.0 (0 0)**

Style:

Year Built: **0**

Abv Sqft: **0**

Low Sqft:

Ttl Sqft:

Parking

Ttl Park: **0**

Garage Sz:

Lot Information

Lot Sz Ar:

2,874,960 sqft

Lot Shape:

Access:

Accessible to Major Traffic Route,Airport Nearby,Rail Access

Lot Feat:

Cleared,Farm,Views

Park Feat:

Utilities and Features

Roof:

Construction:

Heating:

Flooring:

Sewer:

Water Source:

Ext Feat:

None

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

A-GEN

Remarks

Pub Rmks:

Exceptional PROPERTY FOR FUTURE DEVELOPMENT (subject to approvals) with a mountain view. There is IDEAL ACCESS to this property: 1 kilometer south of the

TransCanada Highway, 2km from Chestermere Airport, and adjacent to a CN railway. 1 km to the west is Chestermere High School, the City of Chestermere is 3km, and Calgary is 11 km away. UTILITIES ARE CLOSE by this property. This slow-rolling land is cleared and being farmed. There are current and past subdivision plans for the properties to the north and south. The Future Home of Dehavilland Field airport is just 11km east.

Inclusions:

Property Listed By:

None

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





