



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**RANGE RD 275 , Rural Rocky View County T2P 2G7**

MLS®#: **A2184252**

Area: **NONE**

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

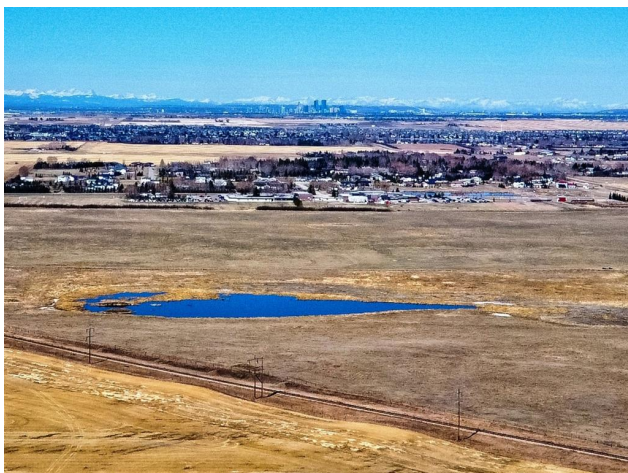
List Price: **\$3,000,000**

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**

Year Built:

**0**

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:

DOM

**109**

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:

**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

