



THE
A-TEAM

**RE/MAX
FIRST**

137 ACRES HORSE CREEK RD RGE RD 50 , Rural Rocky View County T4C 2X2

MLS®#: **A2184310** Area: **NONE** Listing Date: **12/22/24** List Price: **\$1,499,900**
 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: **5,974,254 sqft**
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

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

DOM
30
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:
Parking
 Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof:
 Heating:
 Sewer:
 Ext Feat:
 Kitchen Appl:
 Int Feat:
 Utilities:

Construction:
 Flooring:
 Water Source:
None
 Fnd/Bsmt:

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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Title: **Fee Simple** Zoning: **A-GEN**
 Legal Desc:

Remarks

Pub Rmks: **Larger parcels of land like this that are close to Town don't come up often - 137.15 +/- ACRES OF AGRICULTURAL ZONED LAND WITH AMAZING MOUNTAIN VIEWS 13**

MINUTES NORTHWEST OF COCHRANE JUST OFF HORSE CREEK ROAD. Great potential here. Entire parcel is fenced and cross-fenced for livestock. Incredible views of mountains and rolling hills off the SW corner of the parcel - the perfect build site for your walk-out forever home. A mixture of pasture and crop land, ideally situated for close-in acreage living, offering the benefits of close proximity to town, and the privacy of a large land parcel. Seasonal Pond, gas and electricity close by. View it today!

Inclusions:

N/A

Property Listed By:

TREC The Real Estate Company

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



