



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**INVERLAKE RD , Rural Rocky View County T2M 4L5**

MLS® #: **A2184468**

Area: **NONE**

Listing Date: **12/23/24**

List Price: **\$3,900,000**

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:

**6,969,600 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area

Abv Sqft: **0**

Low Sqft:

Ttl Sqft:

DOM

**40**

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>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title:

**Fee Simple**

Legal Desc:

Zoning:

**Agricultural**

Remarks

Pub Rmks: **Located on the northwest corner of Range road 280 and Inverlake Road in Rocky View County, this 64.7-hectare (160-acre) ranch and farm designated land is a rare**

**opportunity waiting for you.(Great holding investment) The land is currently used for farming various crops and boasts incredible potential for future development. Situated close to the boundary of the Town of Chestermere and just 8 km from the City of Calgary, this property is ideally located for easy access to a range of amenities. The Hamlet of Conrich, located just 6 km away, is home to the CN Logistic Park and numerous other commercial developments.The East Rocky View Wastewater Transmission Line runs adjacent to the south side of the property, offering additional opportunities for development. In fact, when the County's pending evaluation of water sources from the Bow River is complete, the same right of way could provide an opportunity for a water line. The property also boasts a 6770KT utility right of way granted to Canadian Western Gas Company, and is accessible by four regional roadways. This is an incredible opportunity to invest in a prime piece of land with fantastic future development potential. Don't miss out on this rare chance to own a truly exceptional property! Directions: The land is located at the intersection of Range Road 280 and Inverlake Road**

Inclusions:

Property Listed By:

N/A

RE/MAX House of Real Estate

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



