



THE A-TEAM

RE/MAX FIRST

225150 RANGE ROAD 272A , Rural Rocky View County T0J 1X0

MLS@#: A2184621 Area: Listing 12/28/24 List Price: \$929,000
Status: Active County: Rocky View County Change: None Association: Fort McMurray



General Information

Prop Type: Land Residential Land
Sub Type: Rural Rocky View County
City/Town:
Year Built: 0
Lot Information
Lot Sz Ar: 1,171,764 sqft
Lot Shape:
Access: Accessible to Major Traffic Route,Direct Access,See Remarks
Lot Feat: Private,See Remarks,Treed,Views
Park Feat:

DOM 25
Layout
Beds: 0
Baths: 0.0 (0 0)
Style:
Parking
Ttl Park: 0
Garage Sz:

Utilities and Features

Roof:
Heating:
Sewer: Septic System
Ext Feat: Fire Pit,Private Entrance
Construction:
Flooring:
Water Source: Dugout,Other,See Remarks,Well
Fnd/Bsmt:
Kitchen Appl:
Int Feat:
Utilities: Natural Gas Paid,Electricity Paid For,Heating Paid For,See Remarks

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Includes sub-headers for Legal/Tax/Financial.

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

Remarks

Pub Rmks: NEW PRICE! 27 Acres backing onto irrigation canal (WID water permit in place) with a residence and shop, all with gorgeous mountain views to the West! Flat parcel with road access and could have a revenue producing Hay Crop if desired, or an easy crop share with neighbors who run equipment. The property is located just East of Calgary via a paved highway, and only about 40 minutes to downtown. Such communities as Chestermere, Langdon and Indus are in very close proximity

providing amenities, schools, and all necessities only minutes away. There is a residence on site, which is a raised bungalow measuring 1912 square feet and sits perched with gorgeous mountain views to the West. The triple car garage has in-floor heat and has been converted into living area with 2 bedrooms, a recreation room, and a 3-piece bathroom. The upper level houses an additional 2 bedrooms, another full bathroom and an open concept living area, bright with natural light and views. A large shop (32 x 64 Sq Ft) with an overhead door, in slab heat, and bathroom facilities is a bonus. 5 greenhouses currently sit on the property (one at 25 x 40 feet, and four at 20x 100 feet, all with natural gas heating, ventilation and louver shutters). NOTE: The Seller is able to dismantle the greenhouses and remove them from the property and prefers to do so. This property was most recently used as a greenhouse operation and Primary Residence; Seller advises that G.S.T. is applicable on the sale price. The property has a high flow well water, a secondary source of water from a dug out, as well as direct access to the irrigation canal (contract with the Western Irrigation District), and is serviced with electrical (100 AMP to house, and 200 AMP to shop), and a septic system.

Inclusions:

Property Listed By:

**Negotiable**

**RE/MAX Realty Professionals**

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





