



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**TOWNSHIP RD 252A AND RANGE ROAD 271 , Rural Rocky View County T0J1Y0**

MLS®#: **A2185288**      Area: **NONE**      Listing Date: **01/02/25**      List Price: **\$1,975,000**  
 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 County**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **7,186,093 sqft**  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

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

DOM

**93**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

Parking

Ttl Park: **0**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating:  
 Sewer:  
 Ext Feat:

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

Kitchen Appl:  
 Int Feat:  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
------	-------	------------	------	-------	------------

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**A-Gen**

Remarks

Pub Rmks: **This Parcel of almost 165 acres is connected to the Hamlet of Dalroy. Great Subdivision potential to create some residential acreages and expand the Hamlet's footprint. With very close proximity to Lakes of Muirfield Golf Course and Lyalta the possibilities are endless. Could also add to your land base and continue to farm the land. This parcel is a must see!**

Inclusions: **None**  
Property Listed By: **AGRA Risk Realty**

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

