



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
20
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

| 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 piece 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

