



THE
A-TEAM

**RE/MAX
FIRST**

262098 RANGE ROAD 33 , Rural Rocky View County T4C 1A2

MLS® #: **A2187773**

Area: **Bearspaw_Calg**

Listing Date: **01/17/25**

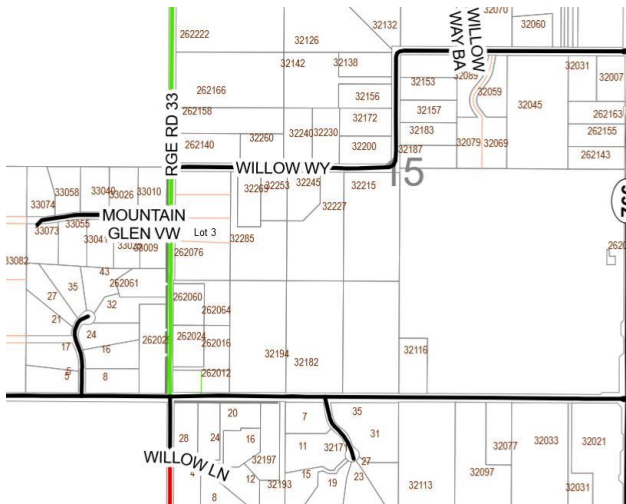
List Price: **\$649,000**

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

Finished Floor Area

Abv Sqft: **0**

Low Sqft:

Ttl Sqft:

DOM

5

Layout

Beds: **0**

Baths: **0.0 (0 0)**

Style:

Parking

Ttl Park: **0**

Garage Sz:

Year Built:

0

Lot Information

Lot Sz Ar:

162,914 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Construction:

Flooring:

Water Source:

Co-operative

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2510000

Zoning:

R-CRD

Remarks

Pub Rmks: **This is a very private just under 4 acre lot located in Bearspaw. The property is generally flat. The north half is heavily treed with willows, and the south half is generally open. Great building sites. Range Road 33 is paved right to the gate. The paved approach on the east side of RR 33 has minimal grade change, and leads to the a building site in the trees or to the open area. The Zoning is R-RUR, so some animals on site are permitted. Since most of the land is treed, it will be easy to maintain the open (pasture) area and leave the sheltered treed area for wildlife. Great south exposure. The new title should be in place by the end of April this spring.**

Inclusions: **All items on site on possession date will become the property of the buyer**

Property Listed By: **RE/MAX Real Estate (Mountain View)**

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

