



THE
A-TEAM

**RE/MAX
FIRST**

NE;32;22;2;W5M , Rural Foothills County T1S 0T3

MLS® #: **A2189218**

Area: **NONE**

Listing Date: **01/31/25**

List Price: **\$4,250,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Land**
Sub Type: **Residential Land**
City/Town: **Rural Foothills County**

Year Built: **0**

Lot Information

Lot Sz Ar: **5,674,996 sqft**
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area

Abv Sqft: **0**
Low Sqft:
Ttl Sqft:

DOM

22
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

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

Title: **Fee Simple**
Legal Desc: **A**

Zoning: **A**

Remarks

Pub Rmks: **WELCOME to a UNIQUE opportunity (LESS THAN A MILE FROM CALGARY CITY LIMITS!!!) to own 130.28 ACRES of un-subdivided, PRIME Land just off 160 Street W (Straight NORTH of HIGHWAY 22X), brimming with POTENTIAL for development. Parcel B in the cover photo is the parcel listed here. Whether you're looking to develop, conserve, or diversify; this SUBSTANTIAL TRACT offers REMARKABLE FLEXIBILITY to bring your VISION to life!!! Diverse terrain for future zoning, utility setups, or land use adjustments. Ideal for Agriculture, Recreation, or long-term APPRECIATION; this Land can adapt to your needs while remaining a VALUABLE ASSET. Just a short drive WEST of CALGARY this property contains SERENE NATURAL BEAUTY w/CONVENIENCE of nearby city access making it an EXCEPTIONAL**

opportunity for those seeking a **VERSATILE** development potential in a **DESIRABLE** location. **EASY ACCESSIBLE** via **PAVED** roads leading directly to the property. There are **3 ROBUST** water wells, each delivering **10 gallons per minute (GPM)**, **ENSURING** a **RELIABLE** water supply. The **GENTLY** rolling terrain with **SCENIC VIEWS** of the nearby **MOUNTAINS**, adds **SIGNIFICANT** appeal to any future development plans. **ENJOY** the **PANORAMIC VIEWS** creating an ideal setting for **RESIDENTIAL**, **RETREAT SPACES**, or even **RECREATIONAL** uses. It can be **PERFECT** for future subdivisions or **COUNTRY ESTATE** potential. With the **3 STRONG** water wells in place, + **PAVED** road access, the land is **PRIMED** for various uses, whether **Residential**, **Agricultural**, or **Eco-Friendly Tourism**. This is an unparalleled combination of **SOUGHT-AFTER** Mountain Views, Proximity to **Calgary**, + **Robust** water access, making it a **RARE GEM** for anyone looking to own a **SIGNIFICANT** piece of **ALBERTA'S PRIME** land. The Parcel adjacent to this one is also for sale by the same owner. Don't miss out on the chance to **SHAPE** this land into your **DREAM!!!**

Inclusions:

N/A

Property Listed By:

RE/MAX House of Real Estate

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





