



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**W-5 R-2, T- 26 ,S-9 Q-SE & SW RANGE ROAD 24 ROAD NW , Rural Rocky View County T3R 1E4**

MLS®#: **A2190238** Area: **Bearspaw\_Calg** Listing Date: **01/26/25** List Price: **\$8,750,000**  
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**

Year Built: **0**  
Lot Information  
Lot Sz Ar: **12,240,360 sqft**  
Lot Shape:

Access: **On Major Traffic Route,Paved Road,Two-Way Access**  
Lot Feat:  
Park Feat:

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

DOM  
**87**  
Layout  
Beds: **0**  
Baths: **0.0 (0 0)**  
Style:  
Parking  
Ttl Park: **0**  
Garage Sz:

Utilities and Features

Roof: Construction:  
Heating: Flooring:  
Sewer: Water Source:  
Ext Feat: **None**  
Fnd/Bsmt:

Kitchen Appl:  
Int Feat:  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Title: **Fee Simple** Zoning: **AG-GENERAL**  
Legal Desc:

Remarks

Pub Rmks:

**Sellers would look at vendor financing (VTB). This area is being identified as a future residential growth area between Calgary and Bearspaw, Currently zoned AG, Prime development location. This property provides an excellent opportunity for a developer/investor.281 ACRES of land. It is inside the Bearspaw Area Structure Plan. .Located 1/4 mile north of the Calgary city limits near the northwest Calgary community of Rocky Ridge Ranch. Between Rocky Ridge Road and Range Road 23. .- This land is extremely well situated to benefit from the continuing expansion around it. With each major announcement, the land becomes more valuable. The MD of Rocky View has set records for development to meet strong real estate demand in the surrounding areas. This property a minute from Calgary.. This property is located within an approved Area Structure Plan in Rocky View County**

Inclusions:

**NONE**

Property Listed By:

**CIR Realty**

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



