



THE
A-TEAM

**RE/MAX
FIRST**

Lot3 MEADOW LARK Lane, Rural Foothills County T1S 3P1

MLS® #: **A2196764** Area: **NONE** Listing Date: **02/21/25** List Price: **\$499,900**
 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: **141,570 sqft**
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

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

DOM
43
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:
Well
 Fnd/Bsmt:

Room Information

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

Title: **Fee Simple** Zoning: **CRES**
 Legal Desc: **2411356**

Remarks

Pub Rmks: **Experience the best of country living with this 3.25-acre parcel, perfectly situated just minutes south of Calgary. Offering a peak of the mountains and pastoral**

views, this prime lot is equipped with natural gas and power at the property line, with a paved inner road planned for added convenience. Located close to schools and recreational facilities, this property provides the ideal balance between rural serenity and urban accessibility. Thoughtful architectural controls are in place to maintain the character and value of the subdivision. A fantastic opportunity to create your dream home with your choice of a builder in a peaceful yet well-connected setting!

Inclusions:

none

Property Listed By:

RE/MAX Complete Realty

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



