



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**lot4 MEADOW LARK Lane, Rural Foothills County T1S 3P1**

MLS® #: **A2196783**      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: **142,876 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area

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

DOM

**3**  
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: **Electricity at Lot Line,Natural Gas at Lot Line**

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: **Escape the city and embrace the charm of country living with this 3.28-acre parcel, just minutes south of Calgary. Enjoy expansive pastoral views in a peaceful**

setting while still having natural gas and power available at the property line. Plus, a paved inner road is planned for added convenience. With schools and recreational facilities nearby, this location offers both tranquility and accessibility. Architectural guidelines ensure a cohesive and attractive community, protecting your investment. Great Drilled Well. Build your dream home using your own builder, on this picturesque rural setting while staying close to city amenities!

Inclusions:  
Property Listed By:

none  
RE/MAX Complete Realty

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

