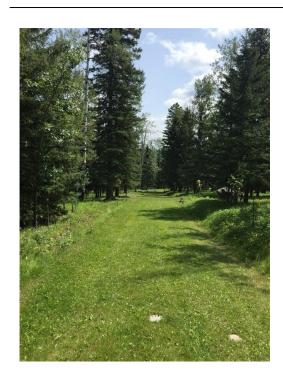


215 WINTERGREEN Road, Rural Rocky View County TOL 0K0

MLS®#: C4290335 Wintergreen Listing 03/08/20 List Price: **\$1,589,000** Area:

Status: Active County: **Rocky View County** Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Land Sub Type: Land

Rural Rocky View City/Town: Finished Floor Area County Abv Saft:

Year Built: 0 Low Sqft: Ttl Sqft: Lot Information

Lot Sz Ar: 699,573 sqft

Access:

Lot Shape:

Lot Feat: Irregular Lot, Views Park Feat:

DOM 1719 Layout Beds:

0.0 (0 0) Baths:

0

Style:

0

Parking Ttl Park:

Garage Sz:

Utilities and Features

Construction:

Water Source:

Flooring:

Well Fnd/Bsmt:

Heating: Sewer:

None

Kitchen Appl: Int Feat:

Roof:

Ext Feat:

Utilities: Electricity at Lot Line, Electricity Not Available, High Speed Internet Available, Natural Gas at Lot Line

Room Information

<u>Level</u> **Dimensions Room Dimensions** Room Level

Legal/Tax/Financial

Title: Zoning: Fee Simple R1

Legal Desc: **911895**

Remarks

Pub Rmks:

To learn more about this property, click the More Info button below. Bragg Creekis now developing into the next Canmore community with many investmentopportunities but closer to Calgary (30kms) with all amenities of alarge city. Close to businesses, universities, private schools, shopping, restaurants, and 40 mins to Calgary YYC, yet immersed inpristine natural settings with ultimate privacy. Walk to the hamlet foryour latte and many conveniences with 3 golf courses within 5kms. This16.06 acre lot is currently used as R1 and is fully fenced with existingbarn and an abundant water well. Utilities at lot line includes naturalgas, electricity, internet connectivity, and cellular/data connectivity. Excellent opportunity for a large family or sub-divide intoparcels. There is an existing easement in regard to the road.

Inclusions:

Property Listed By: Easy List Realty

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













