

**215 WINTERGREEN Road, Rural Rocky View County T0L 0K0**

MLS® #: **C4290335**      Area: **Wintergreen**      Listing Date: **03/08/20**      List Price: **\$1,589,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Land**  
 City/Town: **Rural Rocky View County**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **699,573 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Irregular Lot, Views**  
 Park Feat:

DOM

**1719**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:  
Parking  
 Ttl Park: **0**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **None**  
 Sewer:  
 Ext Feat:  
 Kitchen Appl:  
 Int Feat:  
 Utilities: **Electricity at Lot Line, Electricity Not Available, High Speed Internet Available, Natural Gas at Lot Line**

Construction:  
 Flooring:  
 Water Source: **Well**  
 Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
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Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**911895**

Remarks

Pub Rmks: **To learn more about this property, click the More Info button below. Bragg Creek is now developing into the next Canmore community with many investment opportunities but closer to Calgary (30kms) with all amenities of a large city. Close to businesses, universities, private schools, shopping, restaurants, and 40 mins to Calgary YYC, yet immersed in pristine natural settings with ultimate privacy. Walk to the hamlet for your latte and many conveniences with 3 golf courses within 5kms. This 16.06 acre lot is currently used as R1 and is fully fenced with existing barn and an abundant water well. Utilities at lot line include natural gas, electricity, internet connectivity, and cellular/data connectivity. Excellent opportunity for a large family or sub-divide into parcels. 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**



