

# \$1,200,000 - 270020 Highway 564 - Twp254 Township Ne, Rural Rocky View County

MLS® #A2099731

**\$1,200,000**

0 Bedroom, 0.00 Bathroom,  
Land on 80.00 Acres

NONE, Rural Rocky View County, Alberta

Build your new home, ranch, farm, and business on this large 80-acre parcel. Located only 15 minutes east of Stony Trail and only 25 minutes from YYC Airport. Fenced 80+ acres with agricultural zoning. Flat and rolling land backing onto a water irrigation district reserve. Corner lot with highway frontage and additional range road side access. New paid-for commercial 300 amp/3 phase/75 kW electrical service, drilled water well, and natural gas line on the property. Included are two partially finished large two-storey steel seacan outbuildings designed for offices and shop. Total of 26 stacked sea cans included with the property purchase. Not permanentâ€”can be moved. Additional development permit drawings, site plans, and other related documents available. Current agricultural land use allows for farming, ranching, and other agricultural business development possibilities. Property borders water irrigation district to the north. New property with three street addresses: 254015 RR270, 270020 TWP 254, and 270020 Highway 564, Rocky View County. Seller May Finance a portion of Purchase Price.



## Essential Information

MLS® #	A2099731
Price	\$1,200,000

Bathrooms	0.00
Acres	80.00
Type	Land
Sub-Type	Commercial Land
Status	Active

### **Community Information**

Address	270020 Highway 564 - Twp254 Township Ne
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T1Z0T3

### **Additional Information**

Date Listed	January 4th, 2024
Days on Market	469
Zoning	A-GEN

### **Listing Details**

Listing Office	RE/MAX COMPLETE REALTY
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