

# \$674,900 - 20.01 Acres Twp Rd 282, Rural Rocky View County

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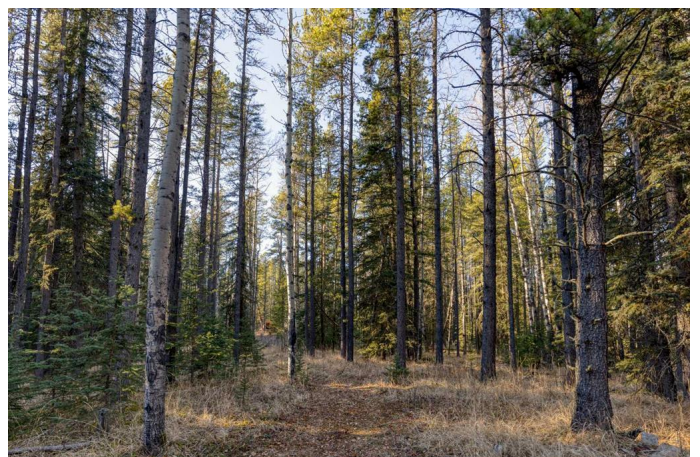
MLS® #A2179279

**\$674,900**

0 Bedroom, 0.00 Bathroom,  
Land on 20.01 Acres

NONE, Rural Rocky View County, Alberta

Discover the perfect opportunity to own 20 acres of pristine beautifully treed raw land. Located in the beautiful sought after area of Grand Valley. You will be secluded in the trees and nestled amongst the natural forest and grass land. This land offers endless potential for you to build your dream property. Land is a bit rolling and there are many many spots to choose to build your walkout home. Property is fenced down West and East sides. The zoning is Ag Small that permits 2 dwellings and an accessory building up to 10,010 square feet. Rockyview County bylaws permit 9 animal units on land this size. Enjoy seclusion and peace and quiet. Lots of birds and wild life and only a half mile off of pavement. Water Well is 5 gpm. Subject to final subdivision approval from Rockyview County and creating a separate title for this 20 Acres. Don't miss out come see today.



## Essential Information

MLS® #	A2179279
Price	\$674,900
Bathrooms	0.00
Acres	20.01
Type	Land
Sub-Type	Residential Land
Status	Active

**Community Information**

Address	20.01 Acres Twp Rd 282
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 2W1

**Exterior**

Lot Description	Gentle Sloping, Many Trees, Secluded, See Remarks, Brush, Corners Marked, Wooded
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**Additional Information**

Date Listed	November 14th, 2024
Days on Market	170
Zoning	A-SML

**Listing Details**

Listing Office	CIR Realty
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