



**260235 Range Road 23**  
**Rural Rocky View County, Alberta**

**MLS # A2276811**



**\$949,000**

<b>Division:</b>	Bears paw_Calg		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	0 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	None, Off Street		
<b>Lot Size:</b>	7.29 Acres		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	None	<b>Water:</b>	See Remarks
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	Unknown
<b>Roof:</b>	See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R-RUR
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Judicial Sale. Property is being sold "as-is, where-is, no warranties or representations". Over 7 acres off Range Rd 23/85th Street, just north of 144 Ave NW. This expansive property offers endless possibilities and is located in a prime location just outside the Calgary city limits with easy access to the ring road and other major thoroughfare's. Perfect for investors or anyone dreaming of country living with the conveniences of the big city. This is a rare chance to secure a large parcel of land in a highly desirable location.