

8028 232 AV SE

W: 4 R: 29 T: 22 S: 2 Q: Northwest

C4077670

Active

LP: [REDACTED] SP: [REDACTED]
OP: [REDACTED] PD: [REDACTED]
Area: Rural Foothills M.D. DOM: 0
Community: None 8888
Postal Code: TOL 0A0
Condo Type: Not a Condo
Possession: 60/Negotiable



Class: Land
Type:
Style:
Year Built:
LINC #: 0030185236
Legal Plan: 0313137 Blk: 2 Lot: 7

Land Use: CR New Hm:
Title to Land: Fee Simple
Conform Rpt:
Restrictions: Utility Right Of Way
Tax Amt/Yr: \$2,279/2016
Local Imp Amt: 0
HOA: No
Condo Fee:

"Click on BROCHURE link for important information and pictures" BEST COUNTRY ACREAGE VIEW LOT, 4.82 ACRES BORDERING THE CITY OF CALGARY. LAST ONE ON THE RIDGE, WITH MOUNTAIN VIEWS, BOW RIVER / VALLEY VIEWS & CITY VIEW THAT YOU WILL NOT FIND ANYWHERE ELSE! TURNKEY PACKAGE, READY FOR THE DISCRIMINATING BUYER'S DREAM HOME C/W EVERYTHING YOU NEED TO GET STARTED, INCLUDING CUSTOM HOME PLANS. Your search is over, the hard work is done, just build your dream home, move in and enjoy! Your dream lot is located just off of Dunbow Rd., on a dead end road at the end of a cul-de-sac, with unobstructed mountain, valley, and river views. New quality fencing surrounding property with three custom man gates. Custom Solar Powered electronic front entrance gate, keypad (remotes included). Ridge sides onto an environmental reserve which ensures your views will never be disrupted. Over 300 Trees and shrubs planted over the last ten years for excellent privacy. Electrical in place and operational with coiled main line buried.

Directions: South on Deerfoot Trail to Dunbow Road. Go East on Dunbow Road to 48 Street East. Turn North. Follow around the dead end road to the end of a cul-de-sac.

Property Information

Basement: -
Suite:
Construction:
Foundation:
Exterior:
Roof Type:
Front Exp:
Parking:
Features:
Site Influences: Cul-De-Sac, Environmental Reserve, Fenced
Goods Included:
Goods Excluded:
HOA Fee Incl:

Heating:
Fin FP/Rgh-In:
Lot Shape: Irregular
Lot Sq M: / 4.82 Acres
Frntg X Depth:
Flooring:

Fuel: Not Paid For
Fuel:

Rural

911 Address:
Road Access: Paved
Water Supply: Drilled Well
Water GPM:
Depth of Well:
Water Report Yr:
Bus Svc:
Nearest Town: Calgary
School District: Foothills
Elem School:
High School:
School Bus:
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Heating Desc: Not Paid For
Power Desc: None
Phone Desc: Not Paid For
Sewer/Septic: None
Yr Sewer Cleaned:

Total Acres: 4.82
Acres Cleared:
Acres Cult:
Acres Pasture:
Acres Fenced:
Acres Irrigated:
Acres Water Rights:
Acres Leasehold:
Parcels:

Jr/Mid Schl:
Other School:

LP/Acre: [REDACTED]

Agent & Office Information

List Firm: [REDACTED]
Ownership: Private
Exclusion/SRR: No/Yes
List Date: 08/17/2016

Printed: 08/17/2016

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. MEASUREMENTS ARE AS PER CREB® MEASUREMENT GUIDELINES UNLESS OTHERWISE STATED