

# \$649,000 - 262098 Range Road 33, Rural Rocky View County

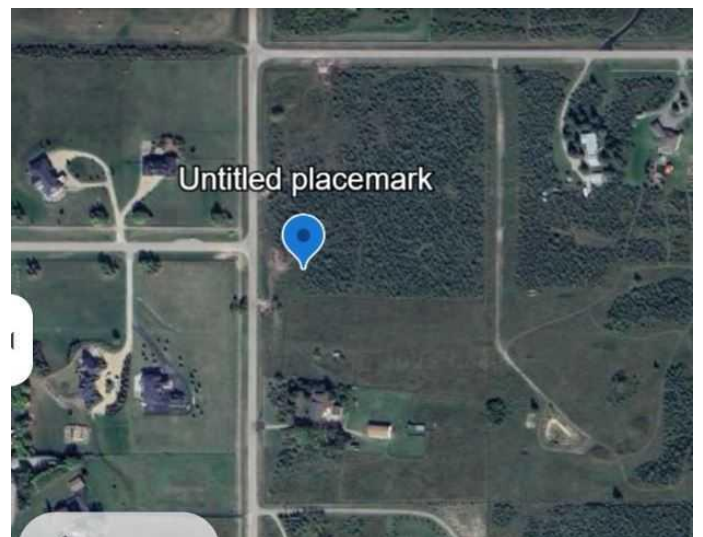
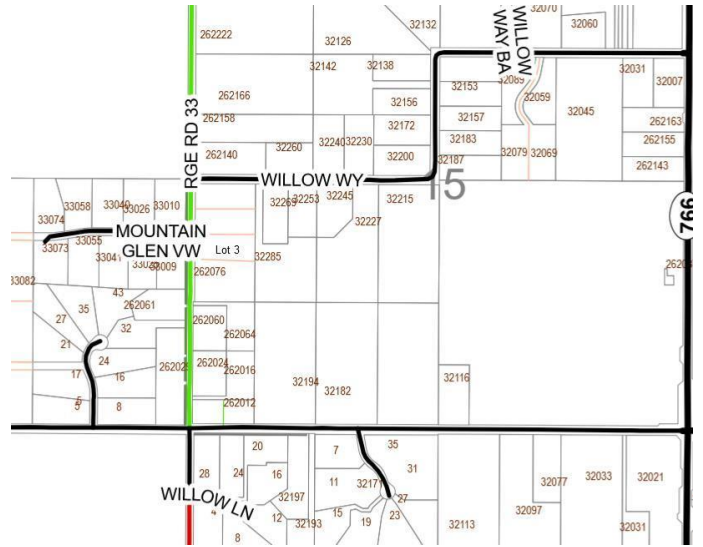
MLS® #A2187773

**\$649,000**

0 Bedroom, 0.00 Bathroom,  
Land on 3.74 Acres

Bearspaw\_Calg, Rural Rocky View County,  
Alberta

This is a very private just under 4 acre lot located in Bearspaw. The property is generally flat. The north half is heavily treed with willows, and the south half is generally open. Great building sites. Range Road 33 is paved right to the gate. The paved approach on the east side of RR 33 has minimal grade change, and leads to the a building site in the trees or to the open area. The Zoning is R-RUR, so some animals on site are permitted. Since most of the land is treed, it will be easy to maintain the open (pasture) area and leave the sheltered treed area for wildlife. Great south exposure. The new title should be in place by the end of April this spring.



## Essential Information

MLS® #	A2187773
Price	\$649,000
Bathrooms	0.00
Acres	3.74
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	262098 Range Road 33
Subdivision	Bearspaw_Calg

City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 1A2

### **Additional Information**

Date Listed	January 17th, 2025
Days on Market	111
Zoning	R-CRD

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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